

Sandpiper - Gulf Shores, Alabama

PERMITTING
01.20.22 | Page 1 of 1

Project Number: 213397-002



SAND PIPER COTTAGES

SECTION 2 TOWNSHIP 4 SOUTH RANGE 3 EAST

GULF SHORES, BALDWIN COUNTY, ALABAMA

DATE OF PLAT: JANUARY 17, 2022

State of Alabama

Baldwin County

The undersigned, Edw. J. Spence, Licensed Land Surveyor, State of Alabama, Edw. J. Spence, LLC, do hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made in the presence of said owners, that this plat or map is a true and correct statement of the facts shown thereon and known to be known as SAND PIPER COTTAGES, below described property situated in Baldwin County, Alabama.

Legal Description: East 25 feet of Lot 7 and the West 50 feet of Lot 8, Block 6, LAGOON ESTATES, as recorded in Slide 2418, in the Office of the Judge of Probate Baldwin County, Alabama.

It is hereby certified that this plat was made on the _____ day of _____, 2022.

By _____
Edw. J. Spence
Licensed L.S. #34764

By _____
Edw. J. Spence

State of Alabama

Baldwin County

I, _____, as Notary Public in and for said County and State, do hereby certify that Edw. J. Spence, whose name are signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.

Given under my hand and seal this _____ day of _____, 2022.

By _____
Notary Public - Commission Exp.

State of Alabama

Baldwin County

I, _____, as Notary Public in and for said County and State, do hereby certify that _____, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.

Given under my hand and seal this _____ day of _____, 2022.

By _____
Notary Public - Commission Exp.

CERTIFICATE OF APPROVAL BY BALDWIN EMC

The undersigned, Baldwin EMC, the undersigned hereby certifies the approval of the above land subdivision plat for incorporation with respect to required utility improvements and further certifies that all such required utility improvements as may be included on that plat are preliminary. That approval by the Planning Commission of _____, Baldwin EMC, is that if performance bond or other means of performance security have been provided in lieu of completion of utility or all of such required utility improvements prior to final plat approval with the contents of the Planning Commission of Baldwin EMC, the conditions and amount of such bond or other means of performance security shall be as required by the Planning Commission of Baldwin EMC, if any, that have not been previously completed as of the date of the subdivision plat approval by said undersigned Baldwin EMC.

Approved By _____ Date _____

Approved by the City of Gulf Shores Planning Commission. By approval of this subdivision plat the City of Gulf Shores assumes no responsibility for survey errors or for defects or omissions in the title to the property affected by this plat, and any such responsibility is hereby affirmatively disclaimed.

CERTIFICATION BY GULF SHORES UTILITIES

The undersigned, City of Gulf Shores hereby certifies that as of the date of this certification, potable water service is available and sanitary sewer service is available to the property described by this plat and as follows: The City of Gulf Shores is not responsible for the design or construction of any water or sanitary sewer service in the subdivision, which on this plat has been installed as of the date of this certification or will be installed in the future. Further, the City of Gulf Shores is not responsible for the design or construction of any water or sanitary sewer service in the subdivision, which on this plat has been installed as of the date of this certification or will be installed in the future. Further, the City of Gulf Shores is not responsible for the design or construction of any water or sanitary sewer service in the subdivision, which on this plat has been installed as of the date of this certification or will be installed in the future.

Approved By _____ DATE _____

Approved by the City of Gulf Shores Planning Commission. By approval of this subdivision plat the City of Gulf Shores assumes no responsibility for survey errors or for defects or omissions in the title to the property affected by this plat, and any such responsibility is hereby affirmatively disclaimed.

APPROVED BY: _____ DATE _____
PLANNING COMMISSION CHAIRMAN

APPROVED BY: _____ DATE _____
PLANNING DIRECTOR

APPROVED BY: _____ DATE _____
CITY ENGINEER

APPROVED BY: _____ DATE _____
FIRE MARSHAL

CERTIFICATE OF APPROVAL BY BALDWIN ESTATES

The undersigned, as authorized by Baldwin County #1111, do hereby certify that the land shown as depicted on the map within plat and hereby approve the plat for the recording of same in the Public Office of Baldwin County, Alabama, this _____ day of _____, 2022.

Authorized Representative _____

No authority to locate, construct or set aside any of the provisions of the applicable regulations or laws of the City of Gulf Shores is intended, implied, or given.

WETLAND NOTICE

By approval of this plat, the Planning Commission of the City of Gulf Shores, makes no representation of accuracy, value, suitability or implied, that any lot contained on this plat, but which may be undrained by any wetlands, is, or will be suitable for agricultural or other development. Purchasers are on notice that improvements of lot or lots situated on wetlands may require separate permitting by Federal and/or State authorities under such law and regulations governing wetlands as may be in effect from time to time.

Purpose of Subdivision

The purpose of this subdivision is to create 5 single residence parcels with common areas.

Subdivision covenants and restrictions have been recorded in the Office of the Judge of Probate of Baldwin County, Alabama in _____.

NOTES:

1. BEARINGS ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION
2. LEGAL DESCRIPTION PROVIDED BY CLIENT
3. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 01003C1076M EFFECTIVE 4/19/2019, AND FOUND TO BE IN ZONE AE (EL. 13 FEET).



WYLAND WILSON
SURVEYORS

Edw. J. Spence, PLS #34764
205 E. 20th Ave., Suite 102
Gulf Shores, AL 36531
Phone: (251) 937-7555

EDW. J. SPENCE
P.L.S. #34764
Gulf Shores, AL 36531

SITE DATA

ZONING: RT-1
TOTAL AREA: 22,478 SF
NUMBER OF LOTS: 5
SMALLEST LOT: 1,512 SQ. FT.
LARGEST LOT: 2,027 SQ. FT.

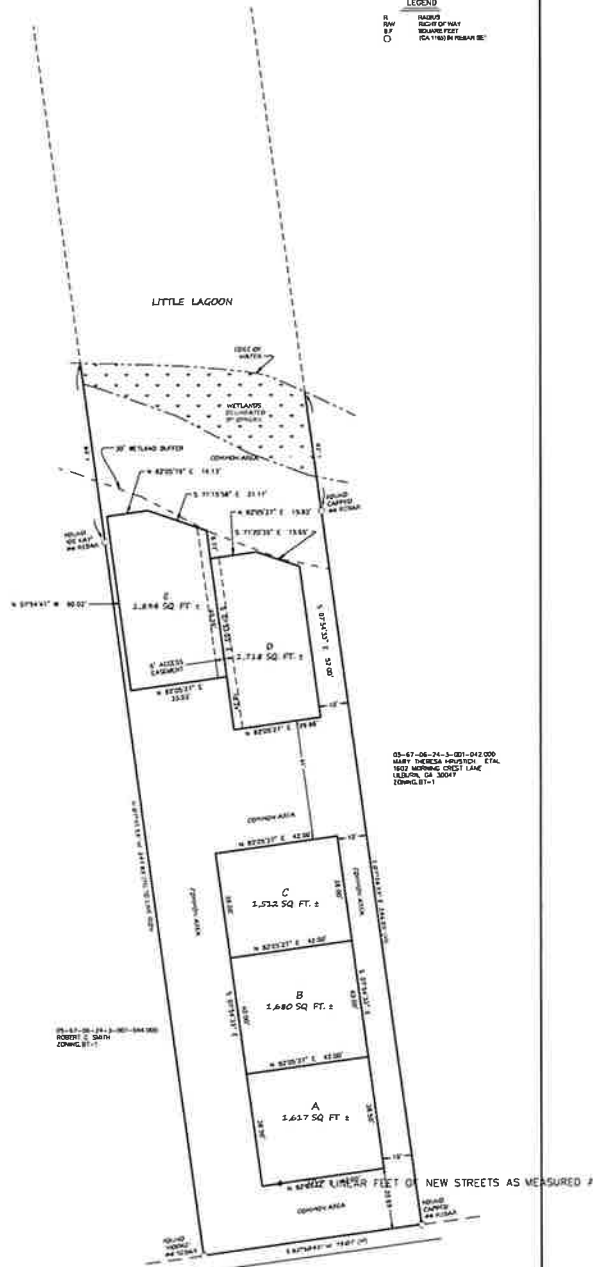
SETBACKS:

AS SHOWN ON INDIVIDUAL LOTS
LOT LINES WITHOUT SETBACKS SHOWN ARE 0'

ACCESS EASEMENT NOTE:
THERE IS A 1' ACCESS EASEMENT FOR ALL LOTS
FRONTING OR ADJACENT TO PRIVATE ROADS TO
ALLOW FOR A TOTAL WIDTH OF A MINIMUM OF 22' OF
ACCESS



LEGEND
B BOUNDARY
D DRAINAGE
C CROWN



DE-07-06-711.8-101-101-000
GARY THOMAS HUSTON ET AL.
RE: 100% INTEREST IN THE
LAND OF SAID TRACT
(CONVEYANCE)

DE-12-06-711.8-101-101-000
GARY THOMAS HUSTON ET AL.
RE: 100% INTEREST IN THE
LAND OF SAID TRACT
(CONVEYANCE)

SANDPIPER LANE
34' R/W

WETLAND MAP - NOT TO SCALE



GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THIS PROJECT AND PAY ALL PERMIT FEES. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION.
- CONSTRUCTION SITE SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO ORDERING MATERIALS AND/OR BEGINNING CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO LIEB ENGINEERING IMMEDIATELY. THE CONTRACTOR SHALL EXERCISE DUE CARE TO PROTECT THEM FROM DAMAGE DURING EXCAVATION AND CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL EXCAVATIONS SHALL ADHERE TO THE PROVISIONS OF THE MOST CURRENT OSHA STANDARDS AND SPECIFICATIONS.
- THIS PROPERTY IS IN ZONE "Ae" AS PER THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 1077 FOR BALDWIN COUNTY AND MAP NUMBER 01003C1077M AS PER REVISED MAP DATED APRIL 19, 2019.
- SURVEY DATA WAS COMPILED FROM A TOPOGRAPHIC SURVEY PROVIDED BY WEYGAND, WILSON.

SITE DEMOLITION NOTES:

- ALL EXISTING IMPROVEMENTS SHALL REMAIN WITHIN THE LIMITS OF CONSTRUCTION UNLESS SPECIFICALLY NOTED, "TO BE REMOVED".
- CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING ITEMS TO BE SALVAGED, REMOVED AND REUSED, ETC. CONTRACTOR TO USE CAUTION NOT TO DAMAGE THESE ITEMS DURING REMOVAL AND/OR REUSE. ANY DAMAGED ITEMS SHALL BE REPAIRED/REPLACED AT CONTRACTOR'S EXPENSE.
- ANY AND ALL UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED OR RELOCATED. COORDINATE WITH UTILITY PROVIDER PRIOR TO REMOVAL/RELOCATION.
- SAWCUT EXISTING HARDSCAPES AT LIMITS OF REMOVAL. ASPHALT PAVING SHALL BE MILLED A MINIMUM OF 8" TO ENSURE A SMOOTH TRANSITION TO PROPOSED ASPHALT PAVING.
- CONTRACTOR TO DISPOSE OF ALL DEMOLITION AND CONSTRUCTION DEBRIS AT LEAST WEEKLY IN AN APPROVED MANNER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, RELOCATION OR PROTECTION OF ALL ABOVE AND BELOW GROUND EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS UNLESS NOTED.

LAYOUT NOTES:

- TOPOGRAPHY AND SITE BOUNDARIES SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIALS AND/OR BEGINNING CONSTRUCTION. IMMEDIATELY NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
- ALL DIMENSIONS AND COORDINATES SHOWN ARE TO THE OUTSIDE FACE OF BUILDING TO THE BACK OF CURB, OR TO THE EDGE OF SURFACING UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL BENCHMARKS AND PROPERTY CORNERS. ANY REPLACEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.
- VERIFY ALL DIMENSIONS AND CONDITIONS RELATED TO EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF LIEB ENGINEERING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. SCALE IS FOR GUIDELINE PURPOSES ONLY. IF DIMENSIONS ARE UNCLEAR, DO NOT SCALE. REQUEST CLARIFICATION FROM THE ENGINEER.
- CONTRACTOR SHALL FOLLOW STATE REQUIREMENTS FOR SURVEY PRACTICES FOR CONSTRUCTION LAYOUT WORK.

UTILITY NOTES:

- THE SITE CONTRACTOR IS RESPONSIBLE FOR COMPLETING ALL UTILITY SERVICES (WATER, ELECTRICAL, TELEPHONE, CABLE TV) FROM THE POINT THE RESPECTIVE UTILITY COMPANY COMPLETES THEIR WORK TO THE POINT OF CONNECTION AT THE BUILDING.
- REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC. PLANS FOR ALL PROPOSED UTILITY POINTS OF CONNECTION AT THE BUILDING. NOTIFY ARCHITECT, LIEB ENGINEERING OF ANY DISCREPANCIES.
- BACKFLOW PREVENTION AND METERING SHALL BE PROVIDED ON THE FIRE, DOMESTIC, AND IRRIGATION SERVICES IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY AND FIRE DEPARTMENT'S REQUIREMENTS.
- WATER MAINS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY'S REQUIREMENTS. ALL MAINS AND SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER UNLESS OTHERWISE INDICATED ON PLANS.
- ALL SANITARY SEWER MAINS AND LATERALS SHALL BE PVC SDR 26 UNLESS OTHERWISE REQUIRED BY THE LOCAL UTILITY COMPANY.
- ALL UNDERGROUND ELECTRICAL, TELEPHONE, AND CABLE TV SHALL BE INSTALLED IN PVC CONDUIT OR CONCRETE ENCASED DUCT BANK WITH PULL WIRE MEETING THE LOCAL UTILITY COMPANY'S REQUIREMENTS. INFORMATION SHOWN ON CIVIL DRAWINGS FOR REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR SPECIFIC INFORMATION.
- UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED FILL PLACED IN 6 INCH LOOSE LIFTS. FILL SHALL BE COMPACTED TO 98% STANDARD PROCTOR AND OPTIMUM MOISTURE CONTENT WITHIN $\pm 3\%$.
- WHEN INSTALLING UTILITIES IN EXISTING PAVED AREAS OR IN AREAS WHERE SOILS ARE CONSIDERED UNSUITABLE FOR BEDDING OR BACKFILLING, UTILITY TRENCHES SHALL BE BACKFILLED FULL DEPTH WITH SAND.
- WHERE UTILITIES ARE TO BE INSTALLED IN AREAS OF EXISTING PAVING, HARDSCAPE, SIDEWALKS, ETC. CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING PAVING, HARDSCAPE, SIDEWALK ETC. AND REPLACE IN LIKE KIND AND RESTRIPE AS NECESSARY. BACKFILL TRENCH FULL DEPTH WITH SAND.

CONCRETE NOTES:

- ALL NORMAL WEIGHT CONCRETE SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS NOTED OTHERWISE.
- CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN THE CONCRETE.
- TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN THE ACI 301 SPECIFICATION, AND PER PROJECT SPECIFICATIONS.
- REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60 AND PLACED IN ACCORDANCE WITH ACI-315, LATEST EDITION UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
- FABRICATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI 315.
- UNLESS OTHERWISE NOTED, CONCRETE COVER FOR REINFORCING BARS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF ACI 318.
- PROVIDE 3/4" BY 45 DEGREE CHAMFER ON ALL EXPOSED CONCRETE EDGES UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- TYPE II PORTLAND CEMENT SHALL BE USED IN THE MANUFACTURE OF ALL CONCRETE UNLESS OTHERWISE NOTED. PORTLAND CEMENT SHALL CONFORM TO C150. ONLY ONE BRAND OF CEMENT SHALL BE USED FOR ALL CONCRETE FOR EXPOSED SURFACES OF ADJACENT STRUCTURES.
- AGGREGATE, BOTH COARSE AND FINE, USED IN THE MANUFACTURE OF CONCRETE SHALL CONFORM TO ASTM C33 UNLESS OTHERWISE NOTED.
- CONTRACTOR MAY SUBSTITUTE CONSTRUCTION JOINTS IN LIEU OF CONTROL JOINTS AS NEEDED.
- EXPANSION JOINT MATERIAL SHALL BE BITUMINOUS TYPE PER ASTM D994.
- SEALANT SHALL BE BASF SONOLASTIC SL2, OR OTHER ELASTOMERIC JOINT SEALANT AS APPROVED. ALL SEALANT MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- PAVEMENT SURFACE SHALL HAVE BROOM FINISH.

GRADING NOTES:

- THE LIMITS OF CLEARING SHALL BE AT THE EDGE OF PROPOSED GRADING OR THE PROPERTY LINE, WHICHEVER IS LESS.
- THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TESTING.
- ALL TOP SOIL WITHIN LIMITS OF CONSTRUCTION SHALL BE STRIPPED AND STOCKPILED ON SITE IN AN APPROVED MANNER. TOPSOIL SHALL BE SPREAD 6" DEEP ON ALL NON HARDSCAPE AREAS TO BRING TO FINISHED GRADE. ANY EXCESS TOPSOIL SHALL BE DISPOSED OF OFF SITE IN AN APPROVED MANNER.
- IN CUT AREAS, SUBGRADE SHALL BE SCARIFIED A MINIMUM OF 1" AND RECOMPACTED BEFORE PLACING FILL OR ANY OTHER IMPROVEMENTS. RECOMPACTION SHALL MEET THE SPECIFIED DENSITY AND MOISTURE CONTENT IN GRADING NOTE #6.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SUBGRADE AFTER IT HAS BEEN INITIALLY PREPPED DUE TO INCLEMENT WEATHER AND CONSTRUCTION TRAFFIC.
- STRUCTURAL FILL FROM AN OFF-SITE BORROW SOURCE SHOULD MEET COLOR REQUIREMENTS OF THE CITY OF GULF SHORES AND MEET THE FOLLOWING MINIMUM REQUIREMENTS:

- EXHIBIT SP CLASSIFICATION ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM
- HAVE A MAXIMUM OF 5% SOIL FINES PASSING THE NO. 200 SIEVE
- HAVE A LIQUID LIMIT (LL) LESS THAN 20%
- HAVE A PLASTICITY INDEX (PI) OF 0% (NON-PLASTIC)
- HAVE A MINIMUM STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY OF 99 PCT

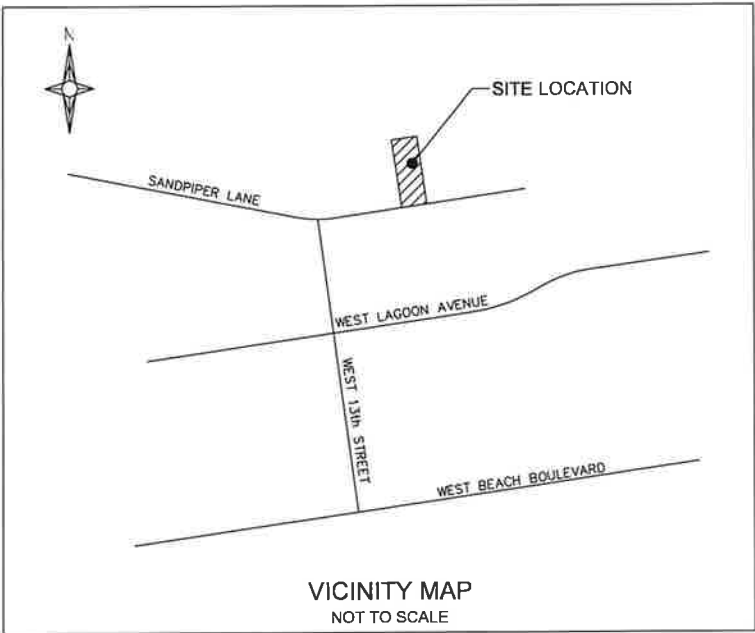
- THE INITIAL LIFT OF SAND FILL (IF ANY) SHOULD BE PLACED IN A 12 INCH THICK LIFT AND COMPACTED TO 95% ASTM D-698 STANDARD COMPACTION. THE REMAINING LIFTS OF FILL REQUIRED TO ACHIEVE FINAL SUBGRADE ELEVATIONS (IF ANY) SHOULD BE PLACED IN 8 TO 12 INCH LOOSE LIFTS AND COMPACTED TO 100% ASTM D-698 STANDARD PROCTOR DENSITY AT MOISTURE CONTENTS WITHIN $\pm 5\%$ OF THE MATERIAL'S OPTIMAL MOISTURE CONTENT IMMEDIATELY PRIOR TO PLACEMENT OF THE BASE COURSE.
- PIPE BEDDING SHALL BE "SELECT SAND." THE MATERIAL SHALL CONTAIN LESS THAN 10% PASSING THE #200 SIEVE AND 90% PASSING THE #40 SIEVE. BY WEIGHT, MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS AND EACH LIFT COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY AS PER ASTM-D698, AT A FIELD MOISTURE WITHIN ± 3 PERCENT OF OPTIMUM, ON SITE SOILS FREE OF ORGANICS AND DELETERIOUS MATERIALS AND SATISFYING THE SPECIFICATIONS PROVIDED ABOVE MAY BE STOCKPILED AND USED AS STRUCTURAL FILL.
 - SUBGRADE SHALL BE PROOF ROLLED WITH A HEAVILY LOADED DUMP TRUCK AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL. FOUNDATIONS, PAVING, ETC., ANY AREAS SHOWING SIGNS OF PUMPING, RUTTING, OR ANY UNSUITABLE (ORGANIC, SOFT, WET, LOOSE) MATERIAL FOUND IN PLACE SHALL BE UNDERCUT AND REPLACED, OR MOISTURE CONDITIONED AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT LISTED BELOW.
 - THE MAXIMUM SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2.0% GRADE IN ANY DIRECTION. THE SLOPE IN ALL HANDICAP ACCESS ROUTES SHALL NOT EXCEED 5.0% GRADE IN THE DIRECTION OF TRAVEL AND 2.0% CROSS SLOPE. HANDICAP RAMPS SHALL NOT EXCEED 1:12 SLOPE IN THE DIRECTION OF TRAVEL AND 2.0% CROSS SLOPE.
 - THE FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING(S) AT LEAST 1.0%. THE FINISHED GRADE SHALL BE 6" BELOW THE BUILDING FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED ON DRAWINGS. WATERPROOFING SHALL BE REQUIRED AT ALL LOCATIONS WHICH THE FINISHED GRADE IS ABOVE THE FINISHED FLOOR ELEVATION. CONTRACTOR SHALL NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
 - FINISHED GRADES ARE SHOWN ON THIS PLAN. CONTRACTOR SHALL MAKE THE APPROPRIATE HOLDDOWNS FOR SUBGRADE ELEVATIONS.
 - CONTRACTOR SHALL PROVIDE FOR PERSONNEL AND VEHICULAR PROTECTION AT ANY OPEN EXCAVATIONS IN ACCORDANCE WITH 29 CFR PART 1926 AS WELL AS ANY REQUIREMENTS FOR EXCAVATIONS GREATER THAN FOUR (4) FEET IN DEPTH.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING ADJACENT TO EXISTING STRUCTURES AND UNDERGROUND UTILITIES DURING ALL EXCAVATION OPERATIONS. TYPE OF SHORING AND PROCEDURE TO BE FOLLOWED MAY BE SUBJECT TO THE ENGINEER'S REVIEW BUT THE STRUCTURAL ADEQUACY OF THESE SYSTEMS, AS WELL AS DAMAGES TO THE EXISTING FACILITIES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - COMPACTION TESTS SHALL BE TAKEN AT THE RECOMMENDATION OF THE ON-SITE GEOTECHNICAL ENGINEER, BUT AT A MINIMUM EVERY 2,500 SQUARE FEET OF AREA PER 8" LIFT.
 - COMPACTION WITHIN LIMITED SPACES (I.E. MANHOLES, INLETS, UTILITY TRENCHES) SHOULD BE BACKFILLED AND COMPACTED SYSTEMATICALLY, AT THE DIRECTION OF THE ON-SITE GEOTECHNICAL ENGINEER. STONE BACKFILL SHALL BE INSTALLED IN 12" LOOSE LIFTS AND COMPACTED WITH 6-8 PASSES OF A VIBRATORY COMPACTOR.
 - DEWATERING SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. PROTECT SUBGRADES FROM SOFTENING, UNDERMINING, WASHOUT, AND DAMAGE BY RAIN OR WATER ACCUMULATION. REDUTE SURFACE WATER RUNOFF AWAY FROM EXCAVATED AREAS. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. DO NOT USE EXCAVATED TRENCHES AS TEMPORARY DRAINAGE DITCHES. INSTALL A DEWATERING SYSTEM TO KEEP SUBGRADES DRY AND CONVEY GROUND WATER AWAY FROM EXCAVATIONS. MAINTAIN UNTIL DEWATERING IS NO LONGER REQUIRED.
 - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IS MAINTAINED THROUGHOUT CONSTRUCTION. PONDING AND STANDING WATER SHALL BE KEPT TO A MINIMUM.
 - A GEOTECHNICAL REPORT IS AVAILABLE. ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FROM GECON, INC. REPORT NUMBER IS DL 2636-21.
 - NO MATERIALS CONTAINING RED CLAY ARE ALLOWED IN THIS LOCATION.
 - ANY BORROW MATERIALS IN THIS LOCATION MUST BE PRE-APPROVED BY THE GULF SHORES BUILDING DEPARTMENT PRIOR TO PLACEMENT.

TRAFFIC CONTROL NOTES:

- THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE LATEST EDITION AND REVISION OF PART VI OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE APPROVED TRAFFIC CONTROL PLAN FOR ALL CONSTRUCTION WITHIN WORK AREAS SHOWN AND DESCRIBED IN PART VI OF THE MUTCD.
- PERMANENT ROADWAY SIGNS OR TEMPORARY CONSTRUCTION SIGNS WHICH ARE NOT APPLICABLE OR INAPPROPRIATE FOR THE CURRENT CONDITIONS SHALL BE COVERED OR REMOVED.
- THE DIMENSIONS SHOWN OR DESCRIBED FOR LOCATING CONSTRUCTION SIGNS ARE NOMINAL. THE ACTUAL DIMENSIONS SHALL BE ADJUSTED TO BEST FIT LOCAL CONDITIONS AND PROVIDE MAXIMUM VISIBILITY.
- IF TRAFFIC CONTROL DEVICES ARE NECESSARY FOR PROPER WARNING AND TRAFFIC CONTROL AFTER SUNSET, THEN AS A MINIMUM, TYPE "B" WARNING LIGHTS SHALL BE PLACED ON THE FIRST WARNING SIGN AND CHANNELIZING DRUM AND TYPE "A" REFLECTIVE SHEETING SHALL BE REQUIRED ON ALL SIGNS.
- HAZARDOUS CONDITIONS ON OPEN ROADWAYS SUCH AS PAVEMENT DROP-OFFS IN EXCESS OF 2'; CONSTRUCTION MATERIALS, VEHICLES, OR EQUIPMENT STORED OR PLACED WITHIN THE ROADWAY RIGHT-OF-WAY; AND OPEN TRENCHES ACROSS OR NEAR THE ROADWAY SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR IS ON SITE AND WORKING, AND PROPER TRAFFIC CONTROL MEASURES ARE BEING TAKEN.
- THE CONTRACTOR SHALL KEEP OPEN ROADWAYS CLEAN AND FREE OF CONSTRUCTION DEBRIS, DIRT, LOOSE GRAVEL OR OTHER MATERIAL THAT MAY CAUSE HAZARDOUS DRIVING CONDITIONS.
- TRAFFIC CONTROL DEVICES SHALL MEET THE STANDARD MATERIAL AND INSTALLATION REQUIREMENTS SPECIFIED IN THE CURRENT EDITION OF THE ALDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- ROADWAYS AND DRIVEWAYS SHALL REMAIN OPEN DURING CONSTRUCTION.
- CHANNELIZING DEVICES SHALL BE PLACED AT 10' ON CENTER ALONG MINIMUM 20' RADI TO CHANNELIZE TRAFFIC INTO AND OUT OF INTERSECTING ROAD AND DRIVES WITHIN AREAS WHERE CHANNELIZING DEVICES ARE REQUIRED. TEMPORARY REGULATORY SIGNS SUCH AS STOP SIGNS AND YIELD SIGNS SHALL BE PLACED AS NECESSARY FOR PROPER TRAFFIC CONTROL IN ACCORDANCE WITH THE MUTCD.

EROSION CONTROL NOTES:

- SITE EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A "NOTICE OF REGISTRATION"(NOR) FROM ADEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONITORING, INSPECTIONS, ETC. TO ENSURE THE OWNER THAT THE SITE IS AT ALL TIMES IN ACCORDANCE WITH ADEM RULES & REGULATIONS. DOCUMENTATION OF INSPECTIONS BY A Q.C.I. OR Q.C.P. SHALL BE MAINTAINED BY THE CONTRACTOR AND PROVIDED TO THE OWNER AT HIS/HER REQUEST. ANY AND ALL FEES, FINES, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING THE CONSTRUCTION PROCESS AND UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- EROSION CONTROL DEVICES SHOWN ON THESE PLANS ARE A MINIMUM. ADDITIONAL DEVICES SHALL BE INSTALLED AS REQUIRED TO PREVENT SILTATION, EROSION AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS.
- EROSION CONTROL DEVICES SHALL INCLUDE, BUT NOT LIMITED, TO THE FOLLOWING DEVICES: SILT FENCING, BRUSH BERMS, SEDIMENT BASINS, DETENTION PONDS, STRAW WATILES, CHECK DAMS, FILTER BERMS, JUTE MATTING, VEGETATIVE FILTER STRIPS, TURF REINFORCEMENT MAT, DIVERSION BERMS, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES IN GOOD OPERATING CONDITION DURING ALL LAND DISTURBING ACTIVITIES. THIS RESPONSIBILITY SHALL INCLUDE THE CLEANUP AND/OR REPAIRS TO THE DEVICES AT NO ADDITIONAL COST TO THE OWNER.
- EROSION CONTROL DEVICES SHALL BE MONITORED AND MAINTAINED UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD, ANY WIND GUSTS GREATER THAN 25 MPH, AND ANY SUSTAINED WINDS GREATER THAN 20 MPH IN A 24 HOUR PERIOD.
- AFTER ALL LAND DISTURBANCE ACTIVITIES HAVE CEASED AND AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, THE EROSION CONTROL DEVICES SHALL BE REMOVED BY THE CONTRACTOR AND THE AREA CLEANED AND DRESSED.
- DEWATERING OPERATIONS MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR POLLUTION TO ADJACENT PROPERTIES, STREAMS, DITCHES, OR PUBLIC ROADWAYS.
- A GRAVELED ACCESS DRIVE OF SUFFICIENT SIZE SHALL BE AT EACH SITE ENTRANCE/EXIT TO PREVENT TRACKING OF DIRT AND SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. IF SEDIMENT REACHES THE ROADWAY, THEN IT MUST BE CLEANED AT THE END OF EACH WORKDAY.
- ALL LAND DISTURBANCE ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE EXPOSURE OF BARE AREAS AT ANY ONE TIME.
- ALL DISTURBED AREAS LEFT INACTIVE FOR MORE THAN 13 DAYS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH ALDOT SPECIFICATIONS SECTION 652 AND 656.
- ALL PREVIOUSLY GRADED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND PERMANENT GRASSING UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
- PRIOR TO SITE CLEARING, ALL PERIMETER SILT FENCING, BRUSH BERMS, ETC. AND GRAVELED ACCESS DRIVES SHALL BE INSTALLED.
- GOOD HOUSEKEEPING PRACTICES AND PREVENTATIVE MAINTENANCE SHALL BE PERFORMED ON SITE DAILY TO PREVENT POLLUTION SOURCES FROM CONTACTING STORMWATER AND GROUND WATER. THIS INCLUDES, BUT IS NOT LIMITED TO: EQUIPMENT INSPECTION FOR LEAKS OF HAZARDOUS MATERIALS, PICKUP AND PROPER DISPOSAL OF WASTE MATERIALS TO APPROVED DISPOSAL SITES, STORING CONTAINERS AND BAGS AWAY FROM TRAFFIC ROUTES, PUBLICIZING POLLUTION PREVENTION CONCEPTS THROUGH POSTERS, WASHING EQUIPMENT AND VEHICLES AT APPROVED WASHING LOCATIONS, AND USING ONLY WATER (NO DETERGENTS) FOR WASHING ACTIVITIES.
- AT A MINIMUM, THE EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED. ADDITIONAL MEASURES MAY BE REQUIRED AND SHALL BE IMMEDIATELY INSTALLED UPON ANY ADDITIONAL SILTATION, EROSION, AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS NOT MITIGATED OR UNFORESEEN BY THIS SET OF PLANS.



VICINITY MAP
NOT TO SCALE

ISSUED
FOR
REVIEW

ALABAMA ONE-CALL

THE CONTRACTOR IS REQUIRED TO CALL "ALABAMA ONE-CALL"
1-800-292-8525 AT LEAST 48 HOURS PRIOR
TO ANY EXCAVATION AND SHALL EXERCISE EXTREME
CARE TO AVOID DAMAGING EXISTING UTILITIES.

REVISIONS			
A	ISSUED FOR REVIEW	10/25/2021	
B	ADDRESSING CITY COMMENTS	12/29/2021	



LIEB ENGINEERING COMPANY
1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER	DRAWN BY: JLG	DATE: 9/2/2021	SCALE: AS SHOWN
2021-059	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

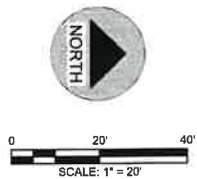
SANDPIPER
NOTES
GULF SHORES, AL
OWNER: BEARDED TURKEY, LLC

SHEET NUMBER
1 OF 8

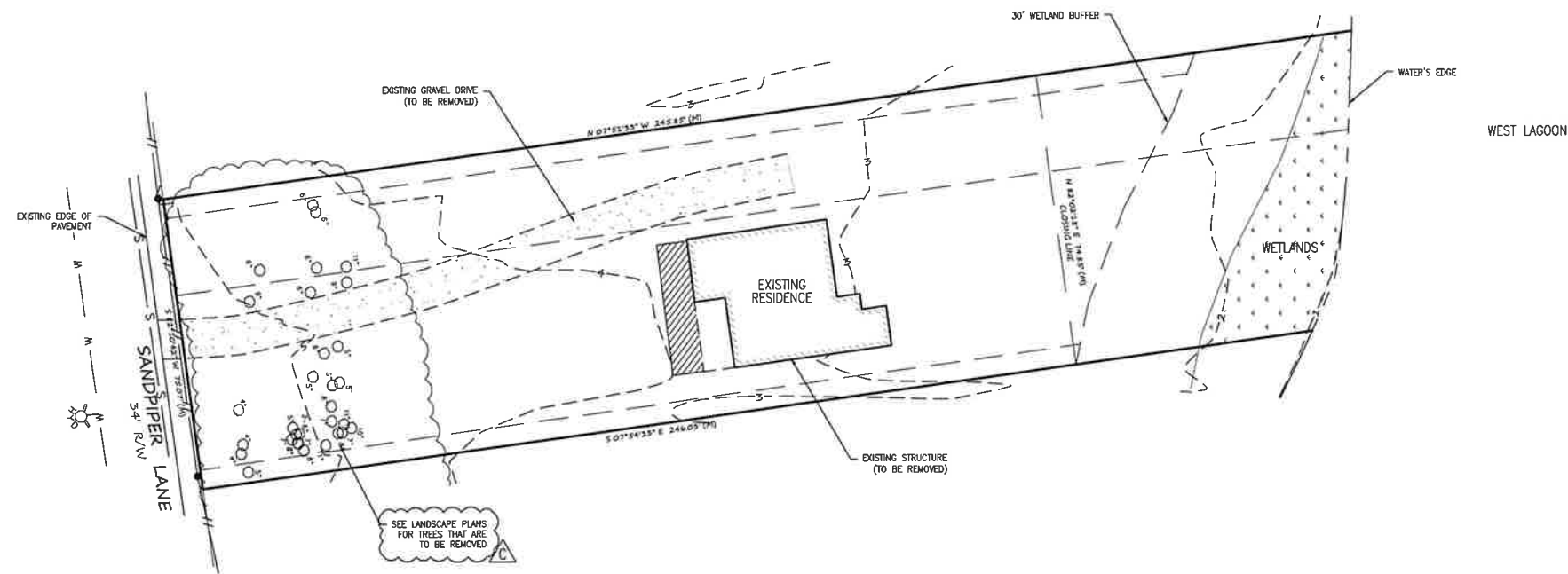
C1.0

B





NOTES:
1. SEE SHEET C1.0 FOR ALL GENERAL NOTES.



ISSUED
FOR
REVIEW

REVISIONS			
A	ISSUED FOR REVIEW	10/25/2021	
B	ADDRESSING CITY COMMENTS	12/29/2021	
C	ADDRESSING CITY COMMENTS	1/18/2022	



LIEB ENGINEERING COMPANY
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JOB NUMBER	DRAWN BY: JLG	DATE: 9/2/2021	SCALE: 1"=20'
2021-059	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

SANDPIPER	
EXISTING CONDITIONS & DEMOLITION PLAN	
GULF SHORES, AL	
OWNER: BEARDED TURKEY, LLC	

SHEET NUMBER	
2 OF 8	

C2.0

C



1/18/2022

SITE DATA:

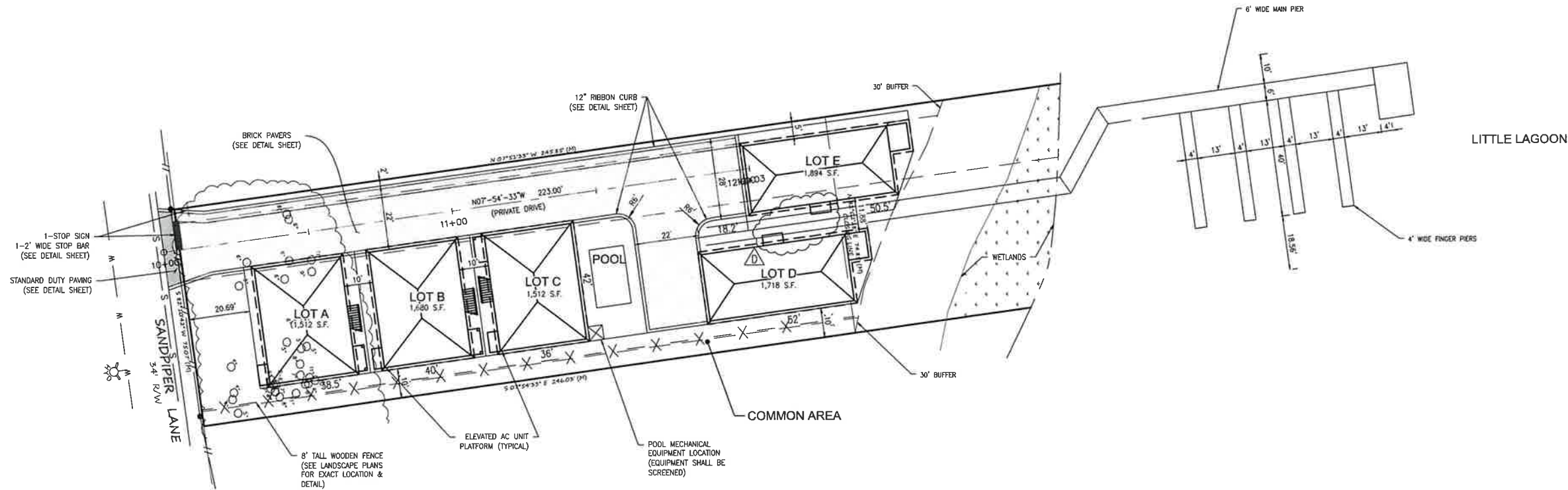
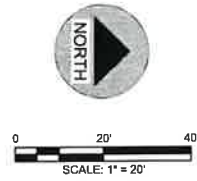
1. PROPOSED USE: COTTAGE SUBDIVISION
2. ZONING: BT-1
3. TOTAL AREA: 0.52± AC. (22,492 S.F.)
4. DISTURBED AREA: 0.32± AC. (13,936± S.F.)
5. SMALLEST LOT SIZE: 1,512 S.F.
6. LARGEST LOT SIZE: 2,062 S.F.
7. TOTAL UNITS: 5 LOTS
8. BUILDING HEIGHT: 40'-7 1/2" & 38'-7 1/2"
(2 HABITABLE STORIES ABOVE PARKING UNDERNEATH)
9. LINEAR FEET IN STREETS: 223 L.F.
10. IMPERVIOUS SURFACE: 0.16± AC. (6,790 S.F.) (30.77%)
814 S.F. CONCRETE
5,976 S.F. BUILDING COVERAGE/0.14 AC/26.92%
11. DENSITY: 10.40 UNITS PER ACRE
12. OPEN SPACE: 0.19± AC. (8,247 S.F.) (36.54%)
13. USEABLE OPEN SPACE: 0.19± AC. (8,247 S.F.) (36.54%)
14. SETBACKS: FRONT 0'-5" (SEE PLANS)
SIDE 0'-5" (SEE PLANS)
REAR 0'-5" (SEE PLANS)

LEGEND



- BRICK PAVERS
STANDARD DUTY ASPHALT PAVING
CONCRETE PAVING
EXISTING ASPHALT PAVING

NOTES:

1. SEE SHEET C1.0 FOR ALL GENERAL NOTES.
2. EACH UNIT IS 4 BEDROOMS W/ 4 PARKING SPACES AT LEAST 10'x20' ARE PROVIDED UNDER EACH COTTAGE.
3. THE REFUSE CANS WILL BE STORED UNDER EACH COTTAGE AND BE ROLLED OUT TO THE ROAD DURING NORMAL PICKUP DAY.
4. ROLL-OUT CONTAINERS MAY NOT BE PLACED ON SANDPIPER LANE.
5. ALL COMMON LAND AREAS AND FACILITIES SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION, IN ACCORDANCE WITH OWNERSHIP AND MANAGEMENT OF COMMON OPEN SPACES, AND SHALL BE RESTRICTED IN THEIR USE TO PROPERTY OWNERS AND THEIR GUESTS.



ISSUED
FOR
REVIEW

REVISIONS			 LIEB ENGINEERING COMPANY	NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER. ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204 ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938	SANDPIPER		 1/19/2022
A	ISSUED FOR REVIEW	10/25/2021			SITE PLAN		
B	ADDRESSING CITY COMMENTS	12/29/2021			GULF SHORES, AL		
C	ADDRESSING CITY COMMENTS	1/18/2022			OWNER: BEARDED TURKEY, LLC		
D	ADDRESSING CITY COMMENTS	1/19/2022			SHEET NUMBER		
			2021-059		DRAWN BY: <u>JLG</u> DATE: <u>9/2/2021</u> SCALE: <u>1"=20'</u>	3 OF 8	C3.0 D
					CHECKED BY: <u>CJL</u> APPROVED BY: <u>CJL</u> ENGR: <u>CJL</u>		

1/19/2022



0 20' 40'
SCALE: 1" = 20'

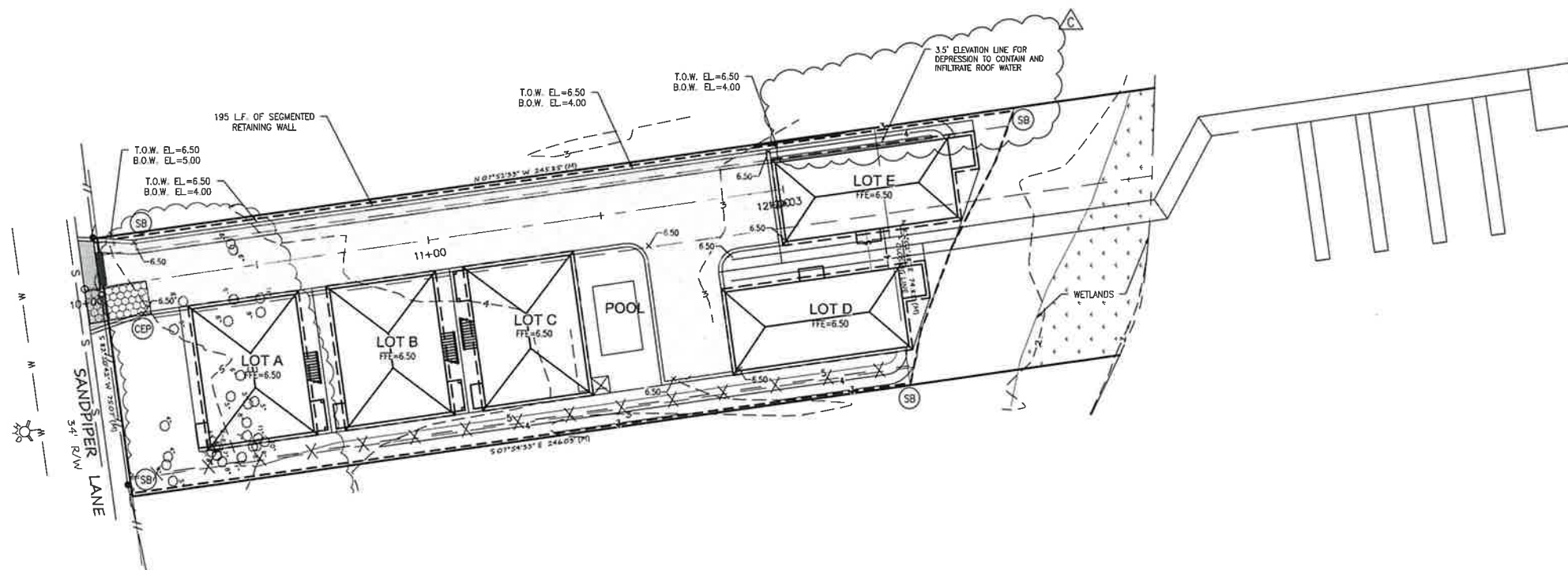
STORM DRAINAGE NARRATIVE:

STORMWATER RUNOFF WILL NOT INCREASE DUE TO THE DEVELOPMENT. ACCORDING TO THE GEOTECHNICAL REPORT, THE INFILTRATION RATE OF THE SITE IS 36 IN/HR. CURRENTLY THERE IS NO STORMWATER LEAVING THE SITE. POST DEVELOPMENT RUNOFF WILL BE CONTAINED ON SITE. THE ROADWAY AND SIDEWALK AREA ARE SLATED TO BE CONSTRUCTED OF PERVIOUS PAVERS. THE STORMWATER THAT FALLS ON THIS AREA WILL PERCOLATE INTO THE GROUND. THE STORMWATER THAT FALLS ON THE ROOFS OF THE COTTAGES WILL BE DIRECTED TO LANDSCAPE AREAS. THIS WATER WILL PERCOLATE INTO THE GROUND. THE CONCRETE AROUND THE POOLS AND SIDEWALK WILL BE SLOPED TO THE LANDSCAPE AREAS ONSITE. THIS WATER WILL PERCOLATE INTO THE GROUND AS WELL.

NOTES:

1. SEE SHEET C1.0 FOR ALL GENERAL NOTES.

LEGEND	
	BRICK PAVERS
	STANDARD DUTY ASPHALT PAVING
	CONCRETE PAVING
	EXISTING ASPHALT PAVING
	SB SILT FENCE, TYPE "A"
	CEP CONSTRUCTION EXIT PAD



ISSUED
FOR
REVIEW

REVISIONS		
A	ISSUED FOR REVIEW	10/25/2021
B	ADDRESSING CITY COMMENTS	12/29/2021
C	ADDRESSING CITY COMMENTS	01/19/2022



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2021-059	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

SANDPIPER
GRADING & DRAINAGE PLAN
GULF SHORES, AL
OWNER: BEARDED TURKEY, LLC

SHEET NUMBER
4 OF 8

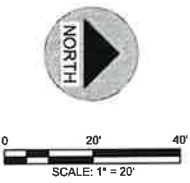
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01/19/2022

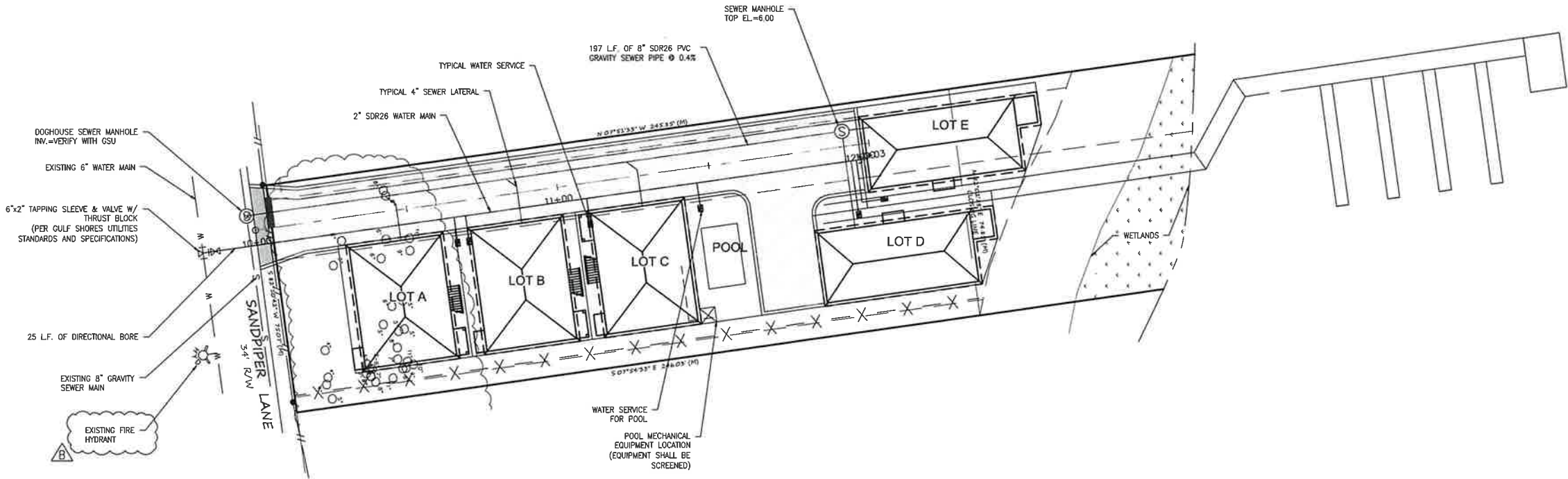
LEGEND

- BRICK PAVERS
- STANDARD DUTY ASPHALT PAVING
- CONCRETE PAVING
- EXISTING ASPHALT PAVING
- PROPOSED WATER LINE
- PROPOSED TAPPING SLEEVE & VALVE W/ THRUST BLOCK
- PROPOSED GRAVITY SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LATERAL SERVICE
- PROPOSED SEWER CLEANOUT



NOTES:

1. SEE SHEET C1.0 FOR ALL GENERAL NOTES.



REVISIONS			
A	ISSUED FOR REVIEW	10/25/2021	
B	ADDRESSING CITY COMMENTS	12/29/2021	



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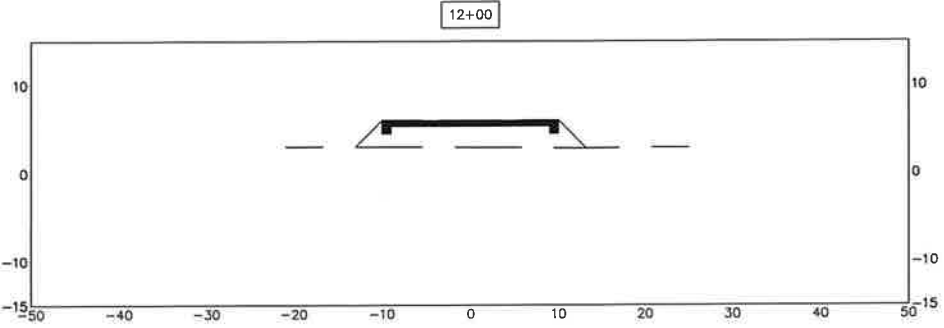
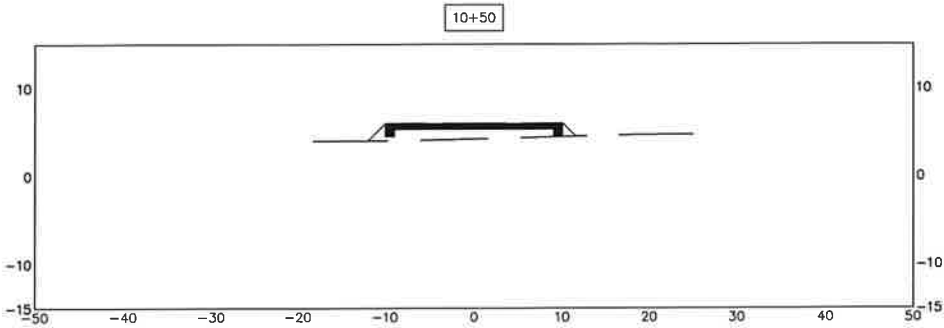
JOB NUMBER	DRAWN BY: JLG	DATE: 9/2/2021	SCALE: 1"=20'
2021-059	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

SANDPIPER	
UTILITY PLAN	
GULF SHORES, AL	
OWNER: BEARDED TURKEY, LLC	
SHEET NUMBER	
5 OF 8	
C5.0	B

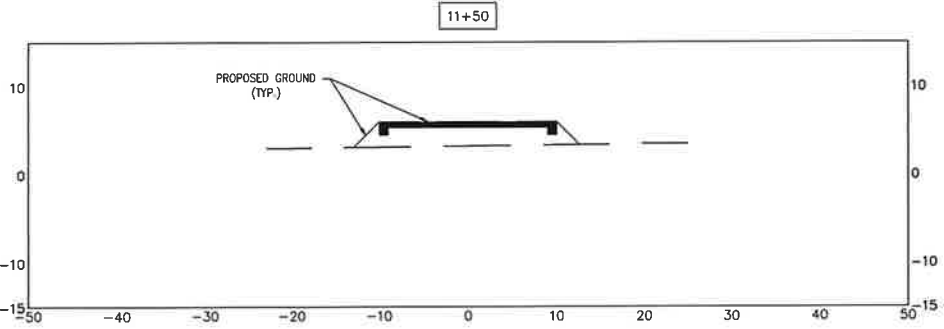
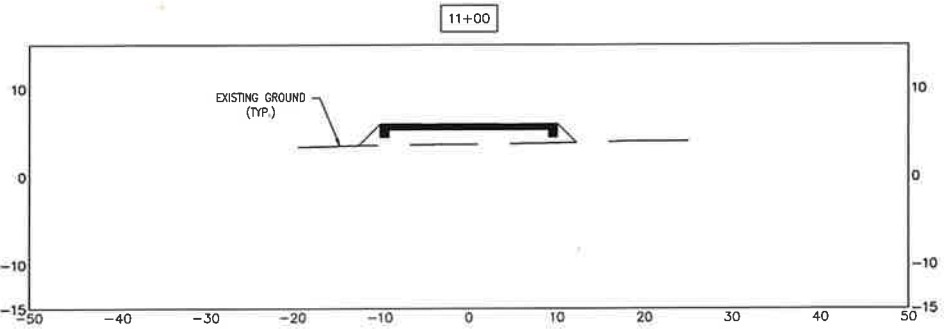
ISSUED FOR REVIEW



NOTES:
1. SEE SHEET C1.0 FOR ALL GENERAL NOTES.



SECTION SCALE:
HORIZONTAL: 1"=10'
VERTICAL: 1"=10'



ISSUED
FOR
REVIEW

REVISIONS			
A	ISSUED FOR REVIEW	10/25/2021	
B	ADDRESSING CITY COMMENTS	12/29/2021	



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2021-059	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

SANDPIPER
SECTIONS
GULF SHORES, AL
OWNER: BEARDED TURKEY, LLC

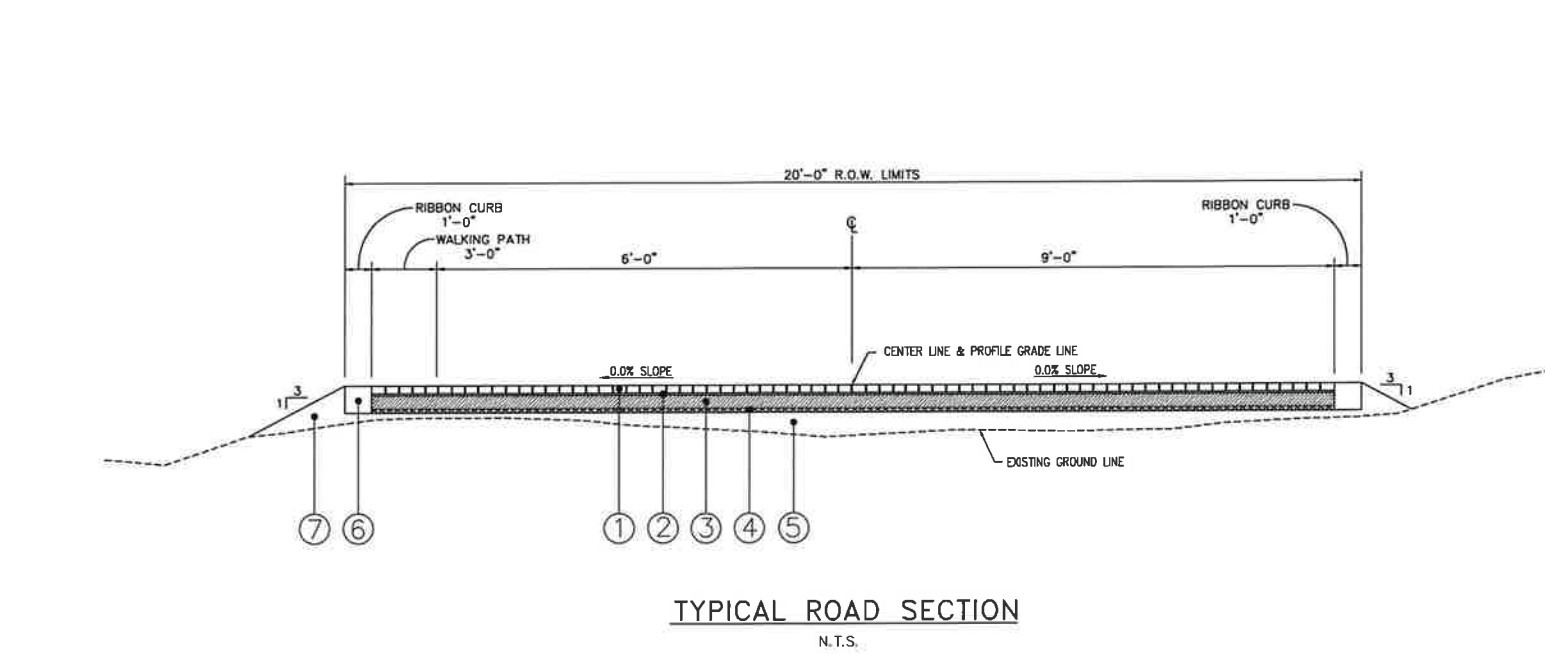
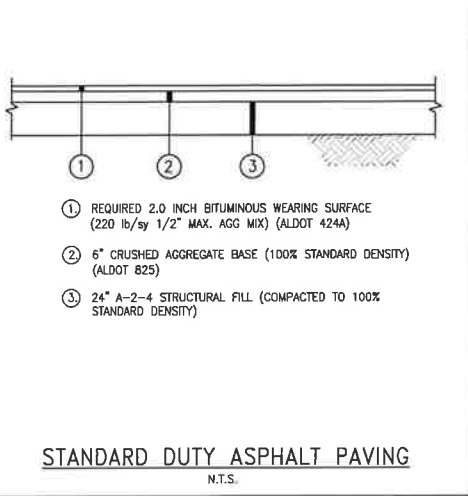
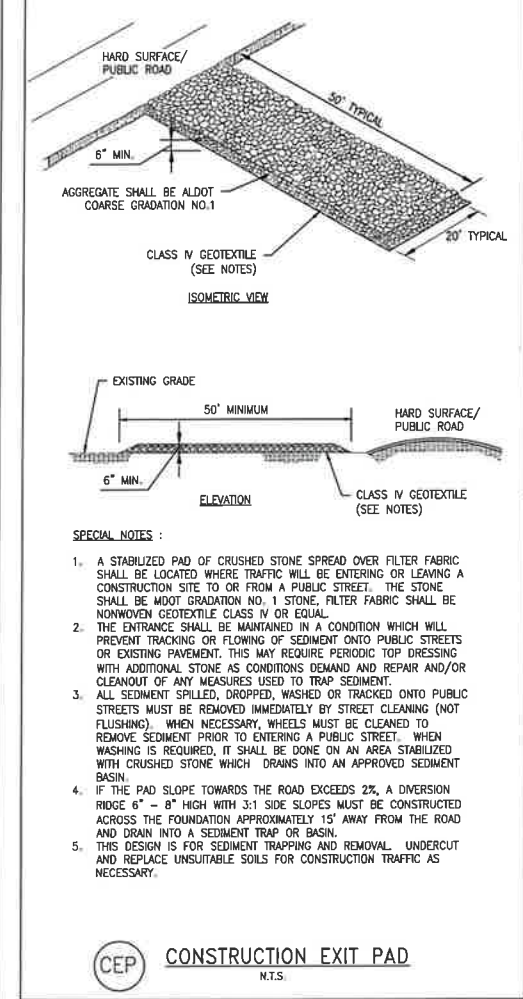
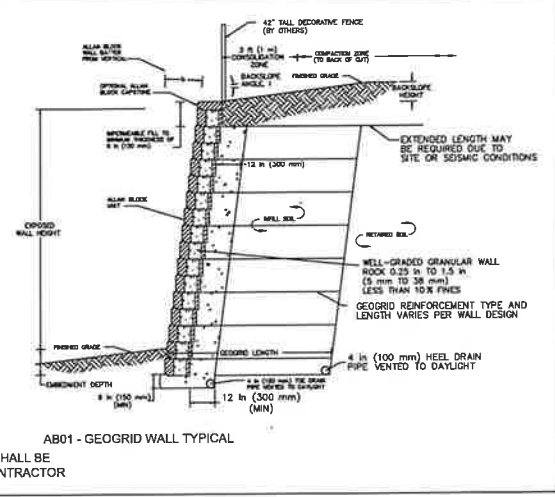
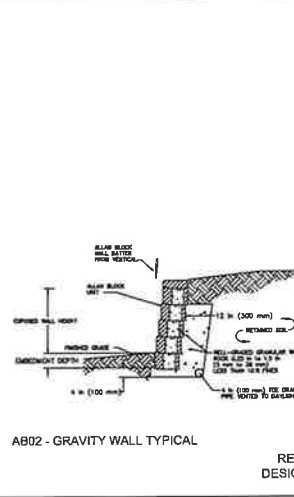
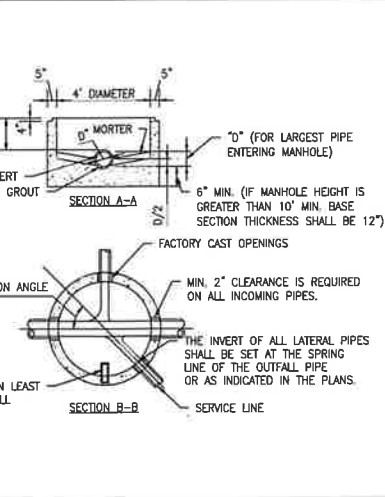
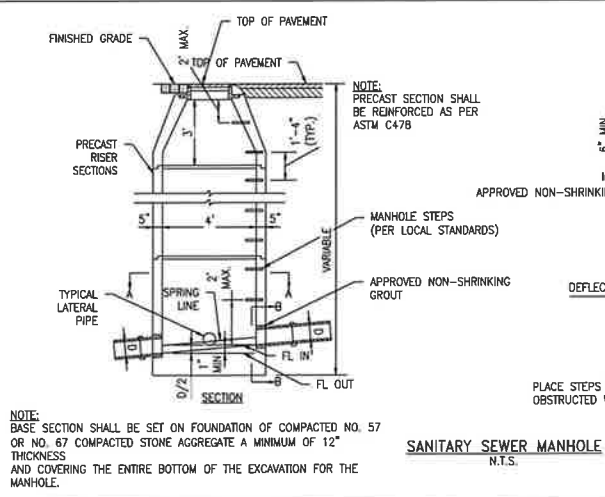
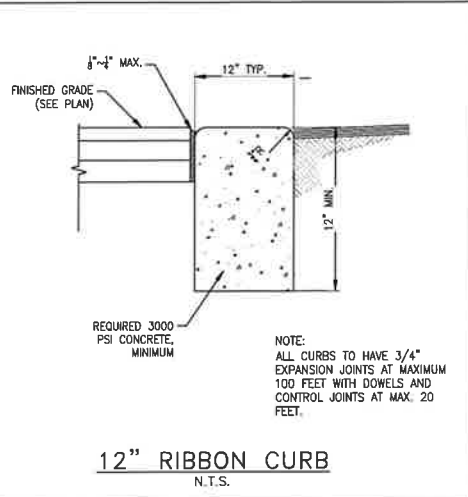
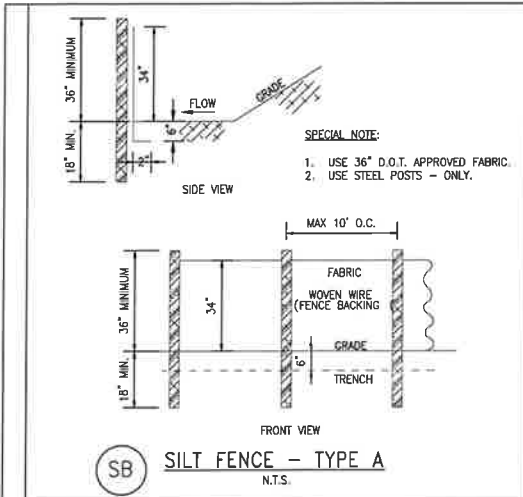
SHEET NUMBER
7 OF 8

C7.0

B



12/29/2021



REVISIONS			
A	ISSUED FOR REVIEW	10/25/2021	
B	ADDRESSING CITY COMMENTS	12/29/2021	
C	ADDRESSING CITY COMMENTS	1/18/2022	
D	ADDRESSING CITY COMMENTS	1/19/2022	

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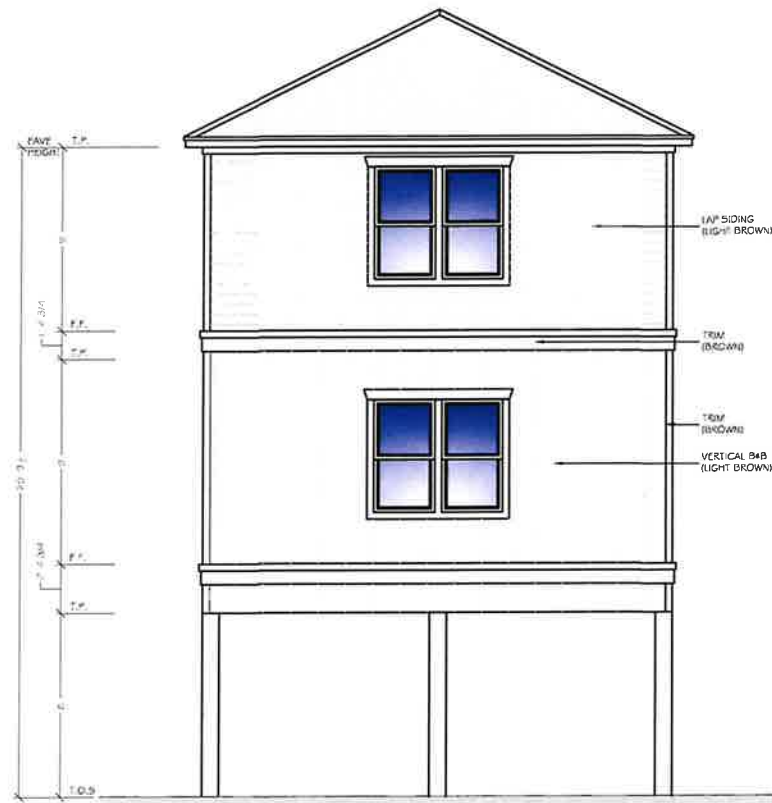
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DRAWN BY: JLG
CHECKED BY: CJL
DATE: 9/2/2021
APPROVED BY: CJL
SCALE: AS SHOWN
ENGR: CJL

SANDPIPER
DETAILS
GULF SHORES, AL
OWNER: BEARDED TURKEY, LLC

SHEET NUMBER: 8 OF 8
C8.0
D

ISSUED FOR REVIEW

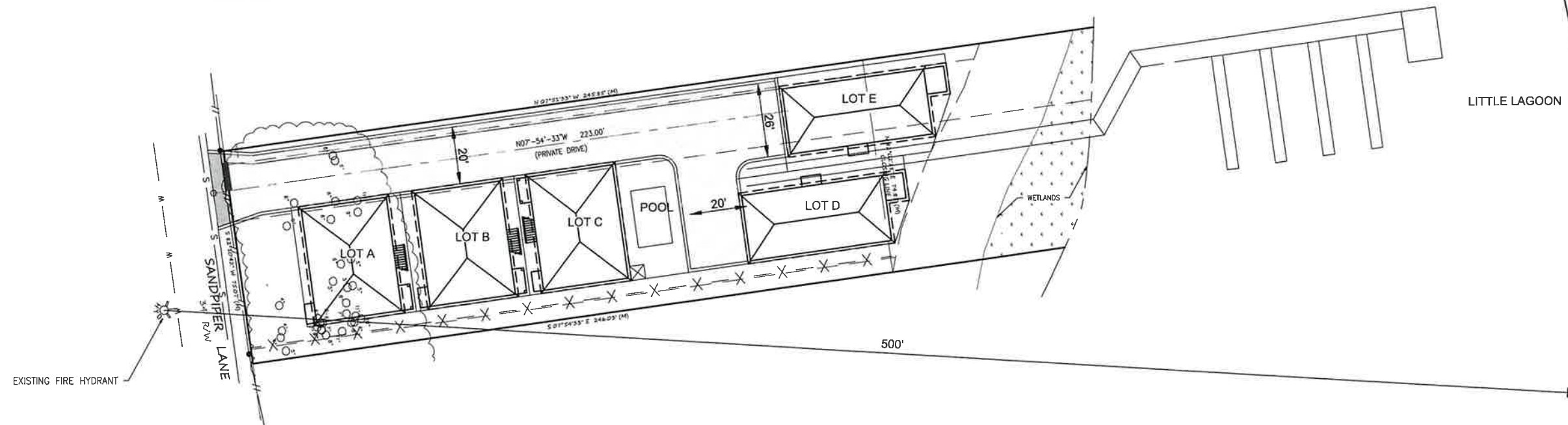
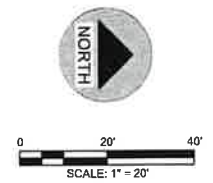
1/19/2022



BUILDING ELEVATION
NOT TO SCALE

FIRE FLOW @ 1477 SANDPIPER LANE HYDRANT:
STATIC: 52 PSI
RESIDUAL: 46 PSI
FIRE FLOW: 840 GPM @ 25 PSI
CALCULATED AVAILABLE FLOW: 2074 GPM @ 20 PSI

LEGEND	
	BRICK PAVERS
	STANDARD DUTY ASPHALT PAVING
	CONCRETE PAVING
	EXISTING ASPHALT PAVING



ISSUED
FOR
REVIEW

REVISIONS		
A	ISSUED FOR REVIEW	1/7/2022



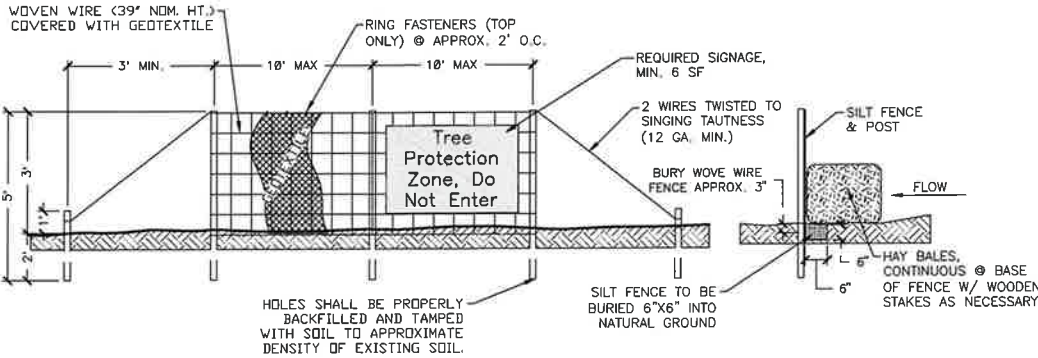
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JOB NUMBER	DRAWN BY: JLG	DATE: 9/2/2021	SCALE: 1"=20'
2021-059	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

SANDPIPER	
FIRE RESCUE EXHIBIT	
GULF SHORES, AL	
OWNER: BEARDED TURKEY, LLC	
SHEET NUMBER	EX1.0 A
1 OF 8	





- NOTES**
- FENCING TO BE INSTALLED PRIOR TO CONSTRUCTION. FENCING TYPE SHALL BE SILT FENCE & HAY BALES. NO ENTRY, STORAGE, TEMPORARY PARKING, OR DISTURBANCE IS ALLOWED WITHIN THE PROTECTED AREA.
 - THE FENCE SHALL BE ERECTED W/ A MIN. DISTANCE OF 20' FROM THE TRUNKS OF HERITAGE TREES & 10' FROM ALL OTHER RETAINED TREES. IF INSTALLING UNDERGROUND UTILITIES NEAR TREE ROOTS BECOMES A HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER TREE ROOTS.
 - ALL ROOTS TO BE REMOVED DURING SITE CLEARING &/OR CONSTRUCTION SHALL BE SEVERED CLEANLY AT THE PERIMETER OF THE PROTECTED RADIUS.
 - FOOTERS FOR WALLS SHALL END AT THE POINT WHERE LARGE ROOTS ARE ENCOUNTERED, AND THE ROOTS SHALL BE BRIDGED. POST HOLES AND TRENCHES LOCATED CLOSE TO RETAINED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
 - FENCING CANNOT BE REMOVED UNTIL LAND ALTERATION, SITE CLEARING, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
 - TREE PROTECTION SIGNAGE TO BE A MINIMUM OF 6 SQUARE FEET READING "Tree Protection Zone, Do Not Enter"

2 TREE PROTECTION FENCE - GULF SHORES
1/2" = 1'-0"

329343.06-09

TREE PROTECTION FENCING

- TREE PROTECTION FENCING SHALL BE A MINIMUM OF 3 FEET IN HEIGHT AND BE CONSTRUCTED USING A COMBINATION OF SILT FENCE AND HAY BALES.
- ALL TREE PROTECTION FENCING MUST COMPLY WITH CITY OF GULF SHORES ORDINANCE No. 2036 - TREE PROTECTION.

800-292-8525
#DIG (Cellular)

Dig Safely.

Alabama 1Call

TABLE 12-1 PRESERVED TREE SCHEDULE

DBH of Preserved Tree	Max. No. of Tree Credits that may be Earned per Tree
36 inches or greater	7
30 - 35 inches	6
26-29 inches	5
20-25 inches	4
13 - 19 inches	3
8 - 12 inches	2
2-7 inches	1

PROTECTED TREES TO BE PRESERVED

SPECIES	DBH	QTY	TOTAL DBH	TOTAL CREDITS
LIVE OAK	7"	1	7"	2
LIVE OAK	8"	3	24"	6
LIVE OAK	9"	2	18"	4
LIVE OAK	11"	1	11"	2
TOTAL:		7	60"	14

TREE REPLACEMENT CALCULATIONS

	CAL	TOTAL DBH	TREES
TREES REQUIRED	3	0"	0
TREE CREDITS EARNED			14
TOTAL REPLACEMENT TREES TO BE PLANTED:			0

ALL REPLACEMENT TREES SHALL BE 12' HT. WITH A 3" CAL.

TREE PRESERVATION NOTES

TREE SURVEY DISCLAIMER:

- ALL TREE SURVEY INFORMATION HAS BEEN PROVIDED TO LANDSCAPE ARCHITECT BY WEYGAND WILSON.

TREE PRESERVATION/REMOVAL NOTES:

- WHERE TREES ARE INDICATED TO BE SAVED, OUR BEST PRACTICE WILL BE TO MAINTAIN NATURAL AREAS OF OVER & UNDERSTORY VEGETATION, RATHER THAN A CONTINUOUS CLEARING OF THE UNDERSTORY TO HIGHLIGHT THE TREES. WHEN THESE AREAS REMAIN AS NATURAL, THE CUMULATIVE VEGETATIVE DENSITY SHOULD CREATE SOFT POCKETS WITHIN WHICH HOUSE SITES CAN BE NESTED IN AND THE NATURAL BEAUTY OF THIS SITE CAN BE MAINTAINED.

TREE PROTECTION LEGEND

- + PROTECTED OAK TO BE REMOVED
- PROTECTED OAK TO REMAIN
- TREE PROTECTION FENCE
- TREE PROTECTION ZONE



1 TREE PROTECTION PLAN
Scale: 1" = 20'

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Sand Piper
Gulf Shores, Alabama

Revisions	
No.	Date
10.25.21	PERMIT SUBMITTAL
01.07.22	PERMIT RESUBMITTAL
01.18.22	REVISED PER CITY COMMENTS
01.20.22	REVISED PER CITY COMMENTS

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YJ
Drawn
DM
Project Manager
LCW
Principal
213397-002
Project No.
10.20.21
Date

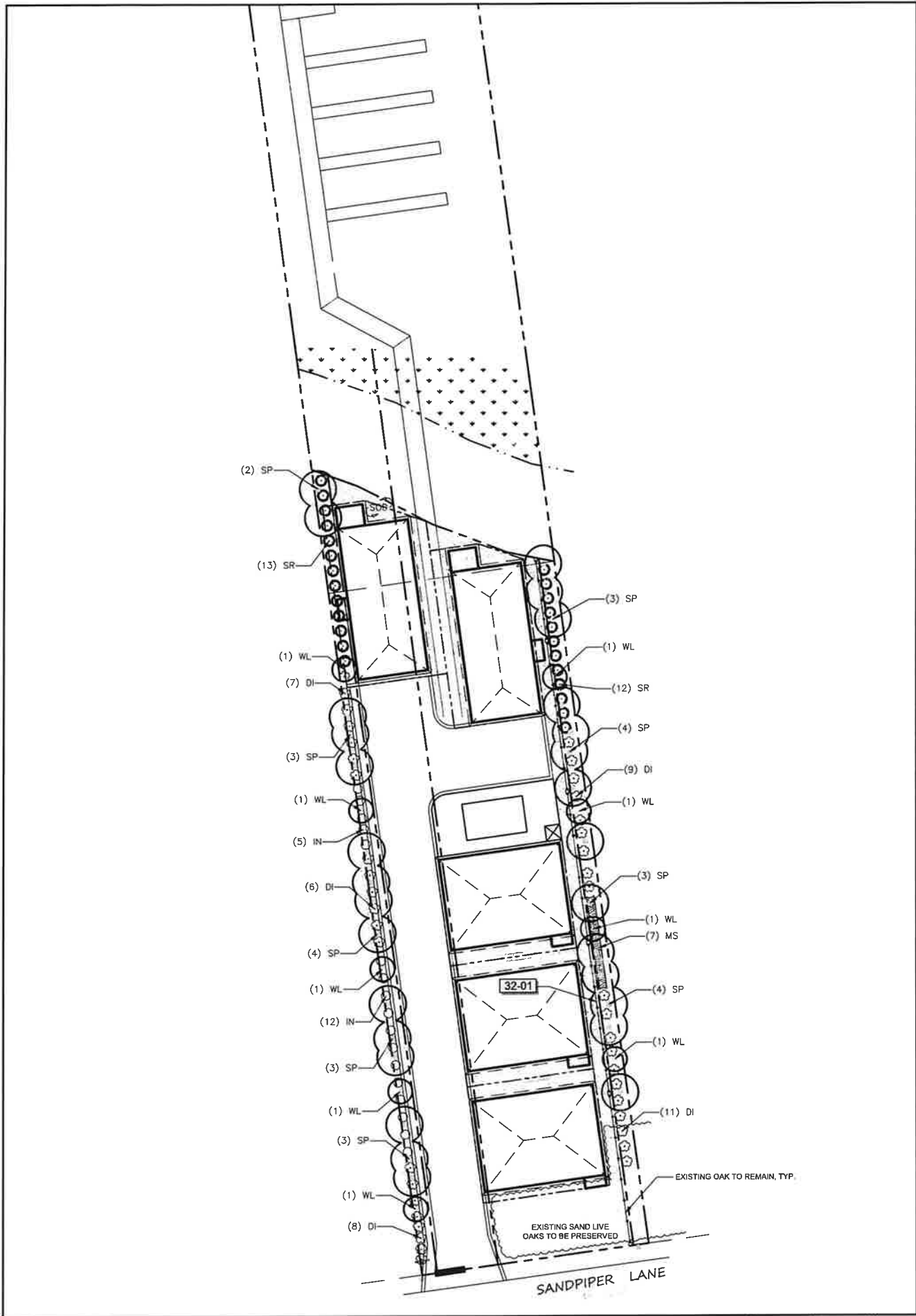


Sheet Title








TREE PROTECTION
PLAN

Sheet No.

TP100



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	
	WL	9	LIGUSTRUM JAPONICUM / WAX LEAF LIGUSTRUM TREE-FORM, MIN. 3 TRUNKS, SPECIMEN QUALITY	30 GAL	0.75" CAL	8"	
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	
	SP	29	SABAL PALMETTO / SABAL PALM CLEAR-TRUNK HEIGHT NOTED	FG		14-16' H	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	W	SPACING
	DI	41	DIETES IRIDIOIDES / AFRICAN IRIS	3 GAL			42" o.c.
	IN	17	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL			36" o.c.
	SR	25	SERENOA REPENS / SAW PALMETTO	3 GAL			48" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	W	SPACING
	MS	7	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS	3 GAL			42" o.c.
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT		
	SOD	2,475 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	SOD			

REFERENCE NOTES SCHEDULE

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
	FENCE, 6' H. WOOD PRIVACY FENCE W/ 6' H X 1' X 1' MASONRY COLUMNS LOCATED 50' O.C.	219 LF	6/LP500

800-292-8525
#DIG (Cellular)
Dig Safely.

Alabama 1 Call

IRRIGATION NOTE:
ALL LANDSCAPE AREAS SHALL HAVE
AN AUTOMATIC, UNDERGROUND
IRRIGATION SYSTEM THAT SHALL
PROVIDE 100% HEAD-TO-HEAD
COVERAGE.

LANDSCAPE AREA REQUIREMENTS (12-1.B)

Total Site Area:	18,363 s.f.
Required Landscape Area (20%):	3,671 s.f.
Provided Landscape Area:	5,100 s.f.

STREET FRONTAGE REQUIREMENTS (12-1.D)

Sandpiper Lane

Existing vegetation preserved in lieu of street frontage requirements.

PERIMETER LANDSCAPE REQUIREMENTS (12-1.F)

East

1 tree per 25 LF	@	180.0 LF = 7.20 trees
Total Perimeter Trees Required:		8 trees
Total Perimeter Trees Provided:		8 trees
4 shrubs per 25 LF	@	180.0 LF = 28.80 shrubs
Total Perimeter Shrubs Required:		29 shrubs
Total Perimeter Shrubs Provided:		29 shrubs

West

1 tree per 25 LF	@	267.0 LF = 10.68 trees
Total Perimeter Trees Required:		11 trees
Total Perimeter Trees Provided:		11 trees
4 shrubs per 25 LF	@	267.0 LF = 42.72 shrubs
Total Perimeter Shrubs Required:		43 shrubs
Total Perimeter Shrubs Provided:		43 shrubs

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Sand Piper
Gulf Shores, Alabama

Revisions	No.	Date	Revisions / Submissions
	10.25.21		PERMIT SUBMITTAL
	01.07.22		PERMIT RESUBMITTAL
	01.18.22		REVISED PER CITY COMMENTS
	01.20.22		REVISED PER CITY COMMENTS

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YJ	Registration
Drawn	
DM	
Project Manager	
LCW	
Principal	
213397-002	
Project No.	
10.20.21	
Date	

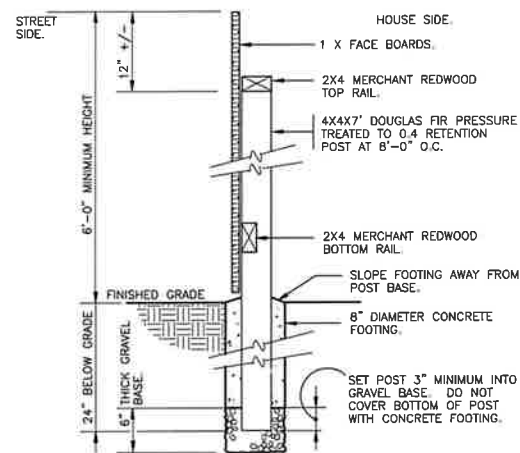


Sheet Title

LANDSCAPE
PLANTING PLAN

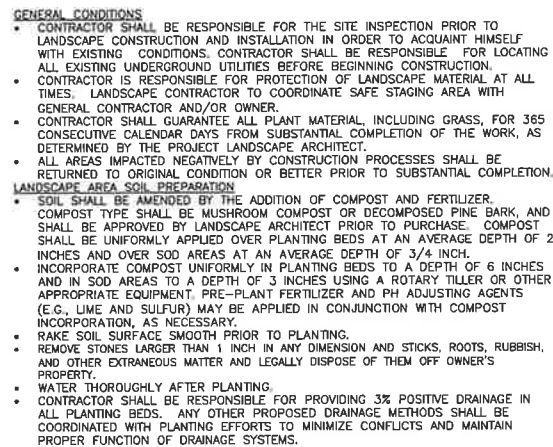
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LP100

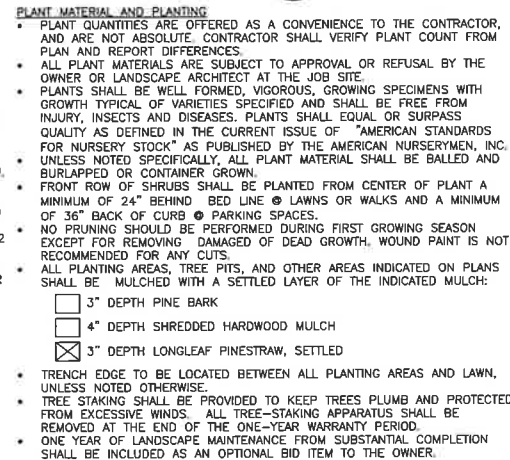


6 SOLID PANEL WOOD FENCE
1" = 1'-0"

32 3129.23-01

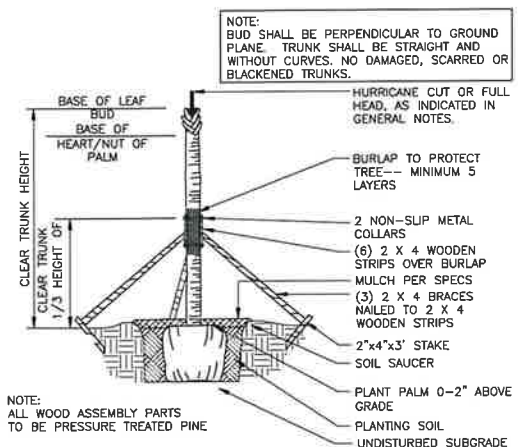


7 GENERAL PLANTING NOTES
1" = 1'

$$1^m = 1^n$$


9 FENCE ELEVATION
Scale: 1/8" = 1'-0"

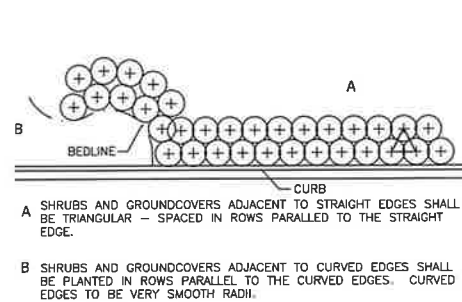
Scale: $1/8" = 1'-0"$



8 PALM TREE PLANTING
3/8" = 1'-0"

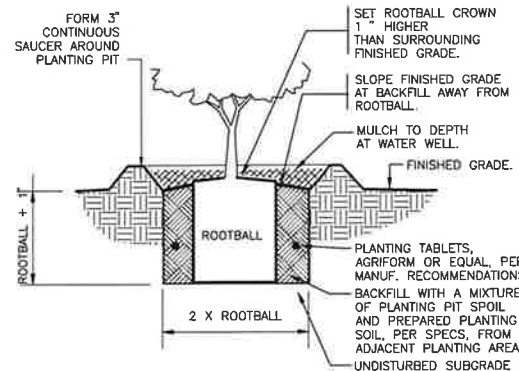
$$3/8" = 1'-0"$$

32 9343-02

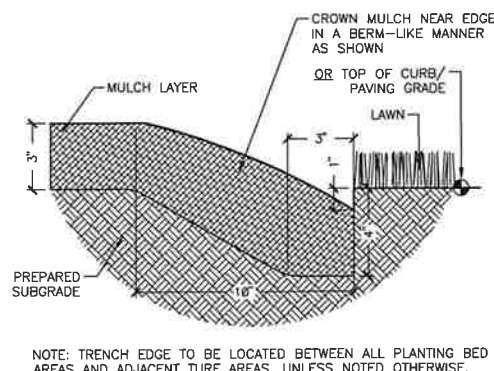


1 TYPICAL PLANT SPACING
NOT TO SCALE

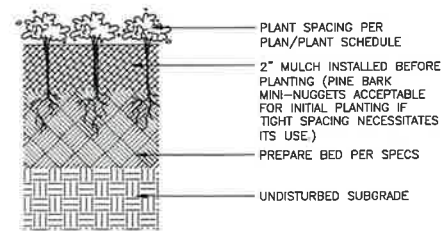
NOT TO SCALE



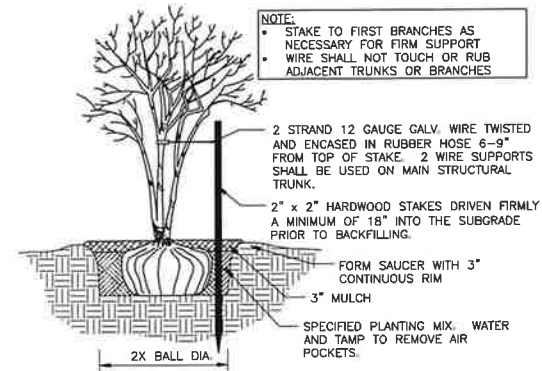
2 SHRUB PLANTING

$$1'' = 1' - \theta''$$


3 TRENCH EDGE
3" = 1'-0"

$$3'' = 1' - 0''$$


4 GROUND COVER PLANTING

$$3'' = 1'-0''$$


5 MULTI-TRUNK TREE STAKING
1/2" = 1'-0"

$$1/2'' = 1'-0''$$

32 9343-01

[illegible]

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YJ _____
 Drawn _____
 DM _____
 Project Manager _____
 LCW _____
 Principal _____
 213397-002 _____
 Project No. _____
 10.20.21 _____
 Date _____

Registration

STATE OF ALABAMA
 LISTER CHAD
 ARCHITECT
 NUMBER
 518
 REGISTERED LANDSCAPE ARCHITECT

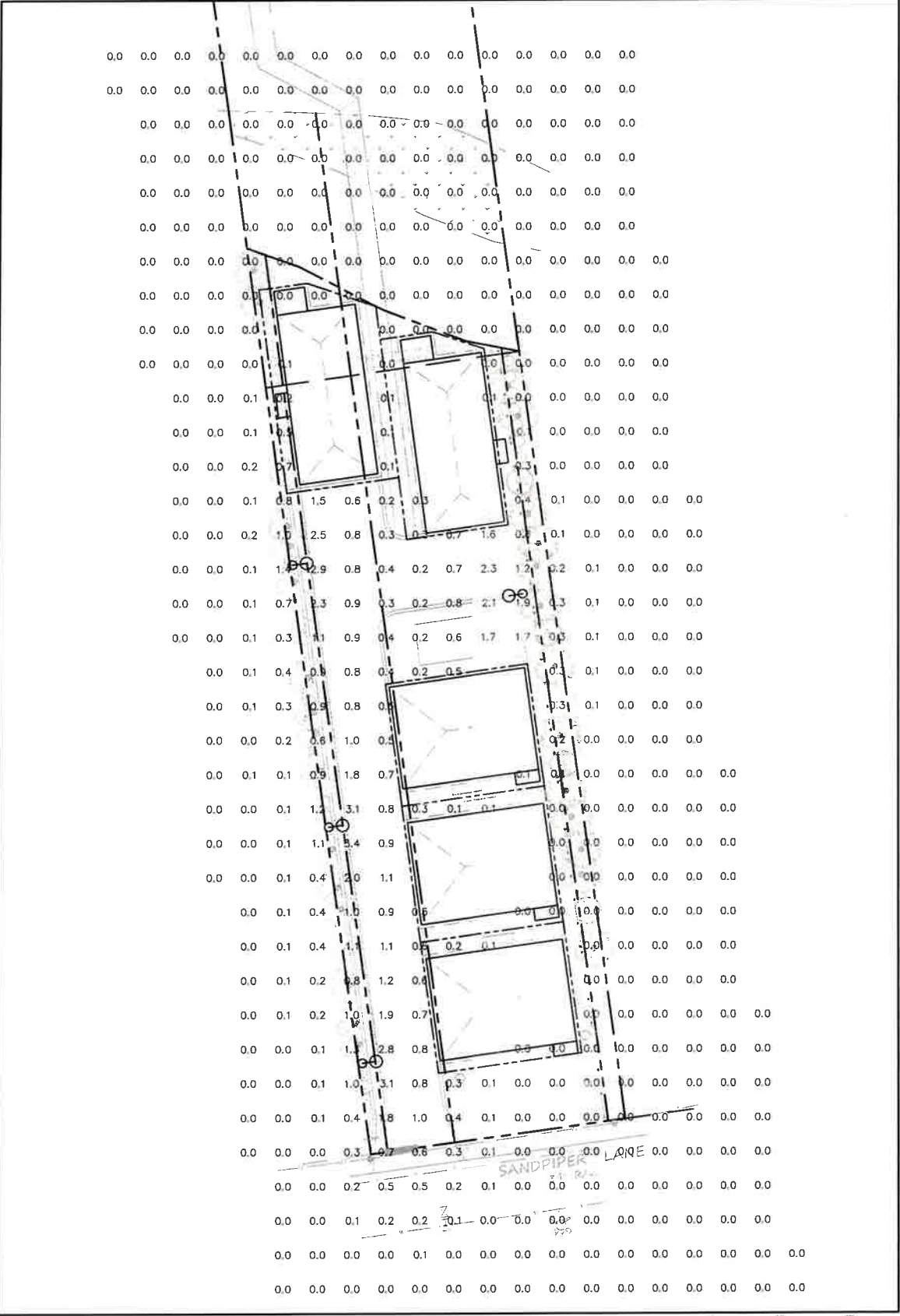
Sheet Title

LANDSCAPE PLANTING DETAILS

Sheet No. _____

LP500

LUMINAIRE SCHEDULE									
CALLOUT	SYMBOL	LAMP	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 3	QUANTITY	DEFAULT ELEVATION
POLE		(1)	ELECTRONIC	POLE	Visionaire Lighting LLC	120V 1P 2W	COMPUTE, Visionaire Lighting Photometric Laboratory, 09/24/2020, 120 VAC, 1105W, B1-U0-G1, 1694, 3343	4	15'-0"



1 SITE LIGHTING PLAN
Scale: 1" = 20'

STRUCTURAL ENGINEERING NOTE

STRUCTURAL ENGINEERING DESIGN IS NEITHER EXPRESSED NOR IMPLIED IN THIS DRAWING. STRUCTURAL ENGINEERING DESIGN RESPONSIBILITY IS DELEGATED TO THE CONTRACTOR, AND SHALL BE DONE BY A PROFESSIONAL ENGINEER OR OTHER QUALIFIED PROFESSIONAL AS REQUIRED FOR CODE COMPLIANCE, PERMITTING, ETC.

ODEN TURTLE SAFE LED Specifications



Project Name
Catalog Number
Type

With six interchangeable caps and spun shade styles, the Oden - LED offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The Oden - LED Arrays high-quality, durable construction makes it an ideal fixture for any application.

Ordering Information									
MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	CAP/SHADE	OPTIONS
ODN-2-L	T3	64LC	5	TS	UNV	AML	TBO	C6-H6	LS
ODN-1-L	T1 T2 T3 T4 T5	16LC 32LC 48LC	3 5 5	TS 3000K 5000K	UNV 8 5	YM WB AM BK AML	BZ WB BK AML	C1 C2 C3 C4 C5 C6	PG-120 PG-200 PG-240 PG-277 WSC-6 WSC-8
ODN-2-L	T3W	48LC 64LC 80LC 96LC				WH WB SWH OP QY SL FG VD CC	SBK WH WB SWH OP QY SL FG VD CC	H1 H2 H3 H4 H5 H6	WSC-20 WSC-40 WSC-60 WSC-80 WSC-100 WSC-120 WSC-140 WSC-160 WSC-180 WSC-200 WSC-220 WSC-240 WSC-260 WSC-280 WSC-300
ODN-3-L		96LC 128LC							



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BH
Drawn
DM
Project Manager
LCW
Principal
213397-002
Project No.
10.20.21
Date

Registration

Sheet Title

SITE LIGHTING PLAN

Sheet No.
LE100

SANDPIPER COTTAGES
1476 SANDPIPER LN
GULF SHORES, ALABAMA

UNIT A FLOOR PLAN

JOB NUMBER:

211049

DATE:

10.18.2021

DRAWN: CG

CHECKED: CG

REVISION:

SCALE:

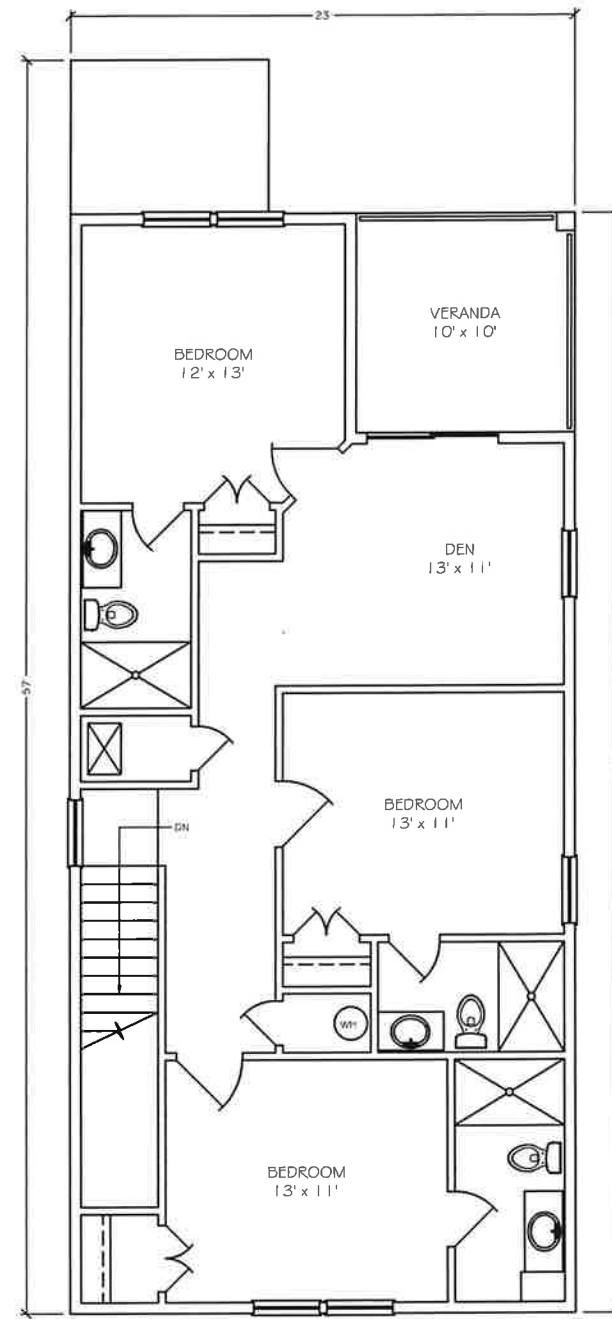
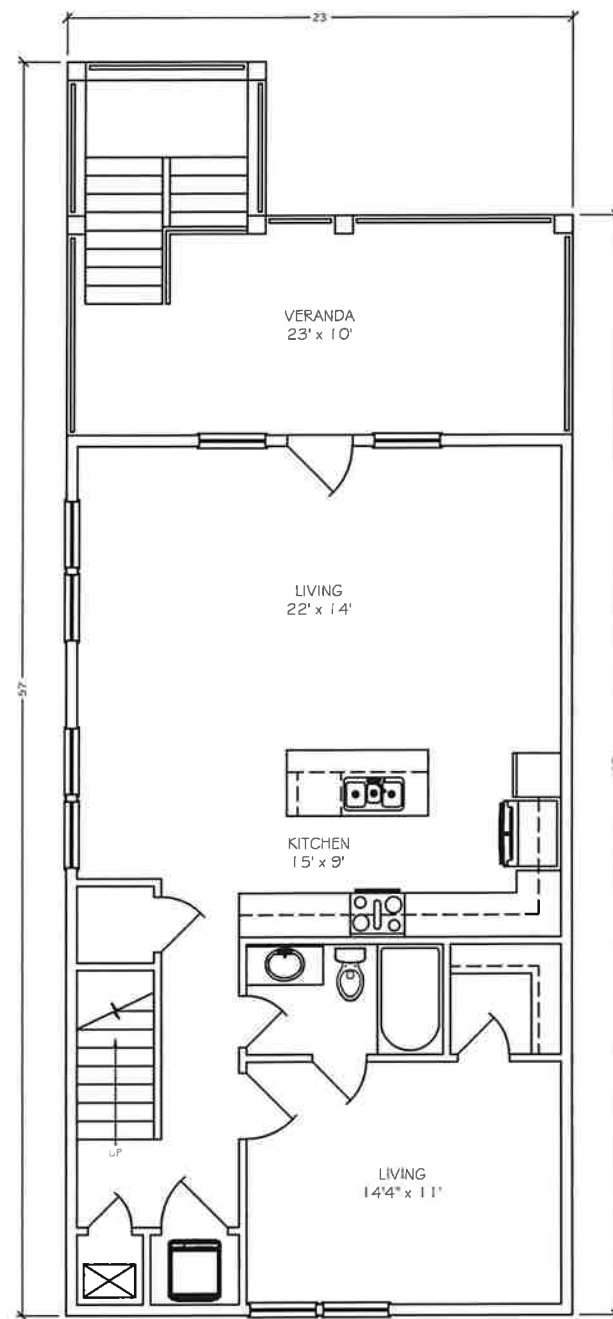
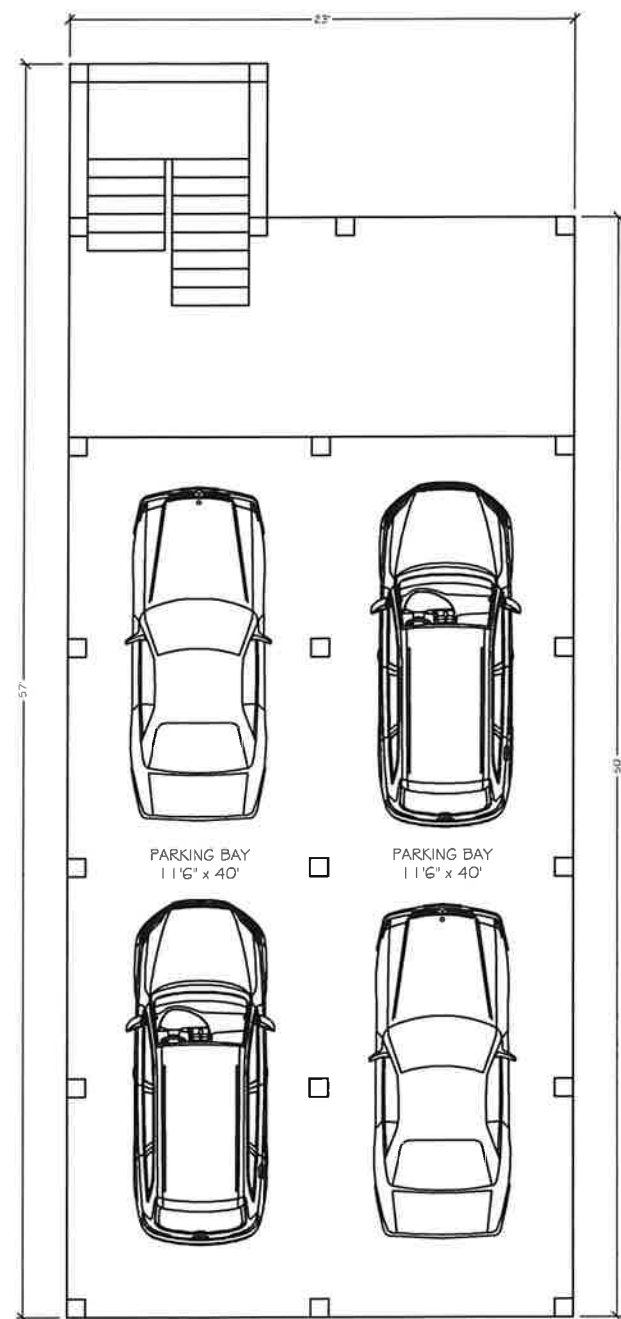
1/4" = 1'-0"

SHEET NO:

01

OF

06



SANDPIPER COTTAGES

1476 SANDPIPER LN
GULF SHORES, ALABAMA

UNIT A BUILDING ELEVATIONS

JOB NUMBER:

211049

DATE:

10.18.2021

DRAWN: CG

CHECKED: CG

REVISION:

SCALE:

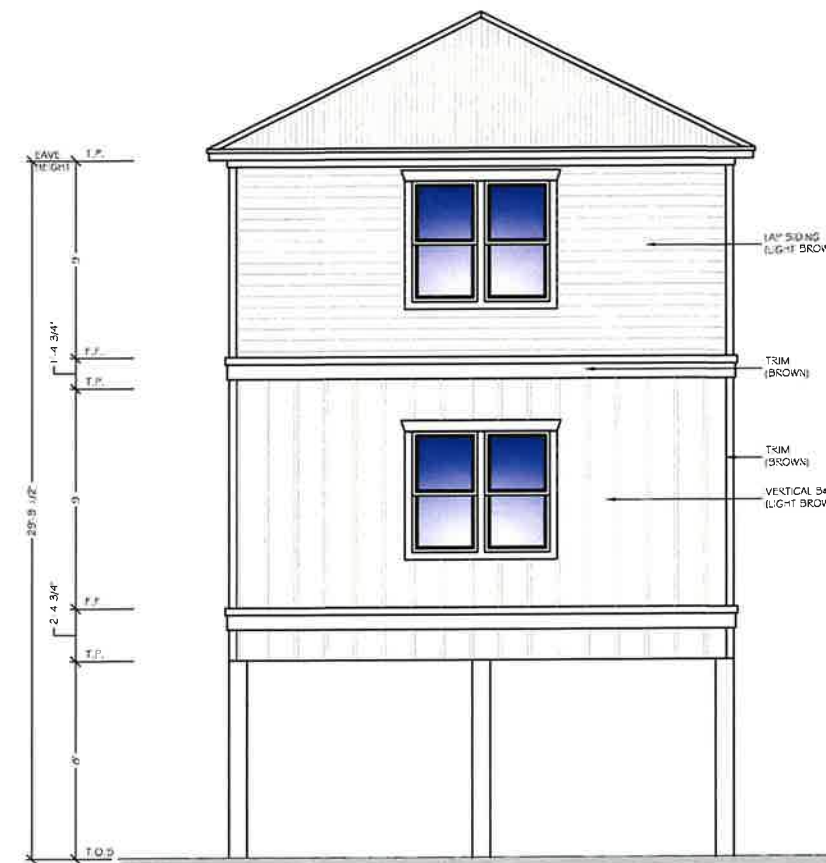
1/4" = 1'-0"

SHEET NO:

02
OF
06



SIDE ELEVATION



BUILDING ELEVATION



BUILDING ELEVATION



SIDE ELEVATION